



Buckingham Drive, Emmer Green, Reading, RG4 8SB

£465,000

Walmesley

Buckingham Drive, Emmer Green, Reading, RG4 8SB

A superbly presented two-bedroom semi-detached property, renovated, and extended to a high standard by the current owners with a contemporary style. The property is situated in the much sought-after location of Emmer Green and is within close proximity of nearby shops, schools (primary and secondary), bus stops and amenities.

The stunning contemporary accommodation comprises entrance hall, cloakroom, bay-fronted sitting room with feature fireplace, dining room, high gloss kitchen, large utility room, upstairs landing, two large double bedrooms and a modern bathroom suite. The property also benefits from a beautiful, sunny, private, and enclosed West facing rear garden with mature evergreen plants, shrub borders and flowers along with a large patio area.

To the front of the property there is off-road driveway parking for two cars.

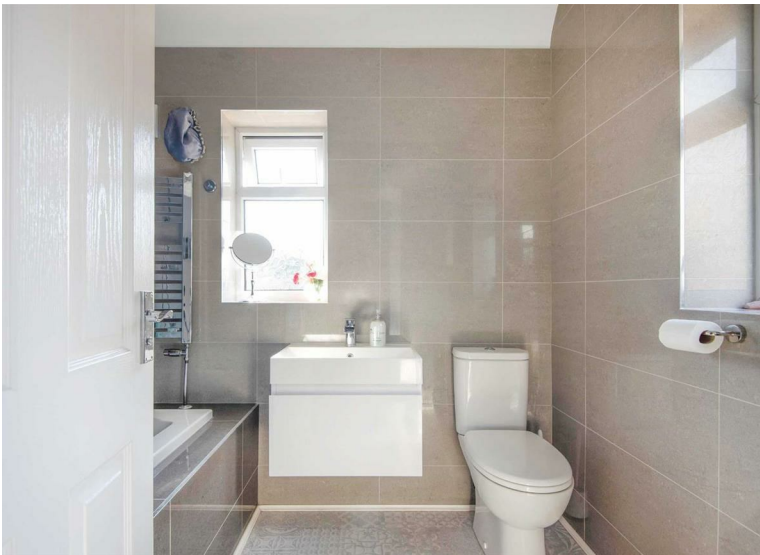
The current owners previously received planning permission for a two-storey side extension which could add potential for a third bedroom, (subject to re-approval of previous plans or STPP of alternative designs).

Viewing highly recommended.

Tenure Freehold

Tenure - Freehold





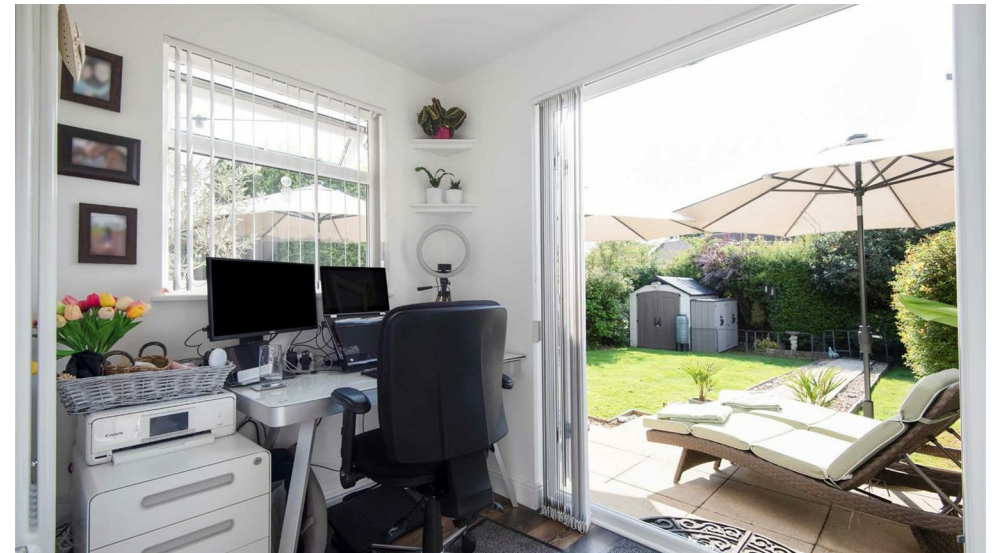
- Much sought after, popular village location
- Spacious 2 bedroom semi renovated to a high standard
- Contemporary high gloss kitchen
- Large kitchen extension / utility room
- West facing, mature, private and enclosed rear garden with large patio area
- Driveway off-road parking for at least 2 cars
- Modern bathroom suite
- Downstairs cloakroom WC
- EPC rating - C



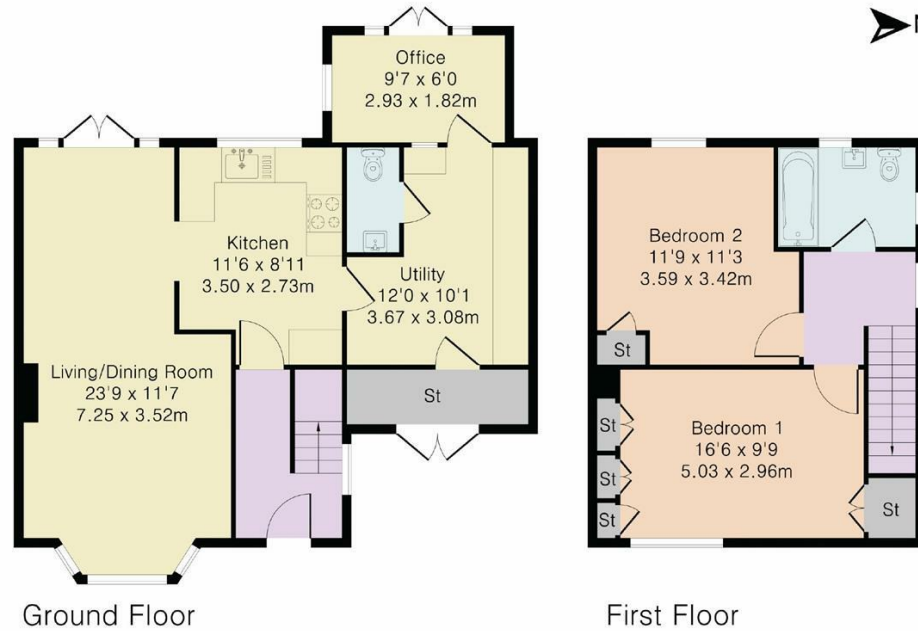
RESIDENTIAL SALES • LETTINGS • PROPERTY MANAGEMENT • NEW HOMES







Approximate Gross Internal Area 1003 sq ft – 93 sq m
 Ground Floor Area 618 sq ft – 57 sq m
 First Floor Area 385 sq ft – 36 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: enquiries@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

