



Peppard Road, Emmer Green, Reading, RG4 8TR

£535,000

Walmsley

# Peppard Road, Emmer Green, Reading, RG4 8TR

A three-bedroom semi-detached family home, situated in a popular residential area, close to local amenities and within the sought-after Hill Primary School catchment. The accommodation comprises an entrance hall, cloakroom, living room, dining room, kitchen/breakfast room, three bedrooms, and a bathroom with shower.

Externally, the property further benefits from a front garden and a generously sized rear garden with driveway parking. Additional noteworthy features include gas central heating and no onward chain complications. Council Tax Band: D. EPC Rating: D.

The property is located approximately 1.1 miles from Caversham Centre and around 1.8 miles from Reading train station, which offers fast access to London Paddington (approx. 25 minutes) and Crossrail services. It is within walking distance of local bus stops, amenities, primary schools, and Highdown School with Sixth Form College. \*\*Photos taken prior to tenancy\*\*

<https://moverly.com/sale/C1mzzH4RZF5tzhHmkMNcd/view>

## Tenure - Freehold





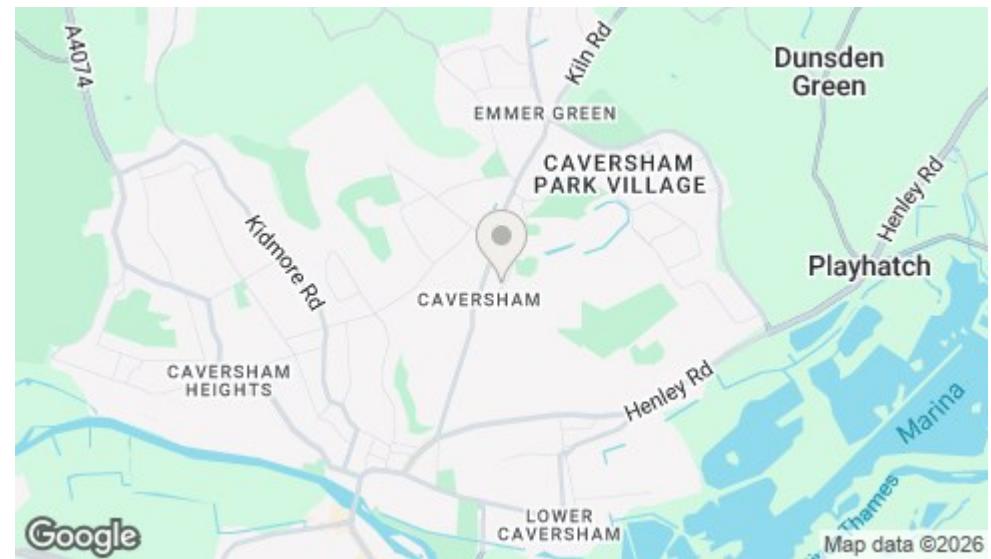
- Extended semi-detached home
- Large rear garden
- Further scope to extend (subject to usual permissions and consents)
- Three bedrooms
- Council Tax Band: D
- EPC Rating: D

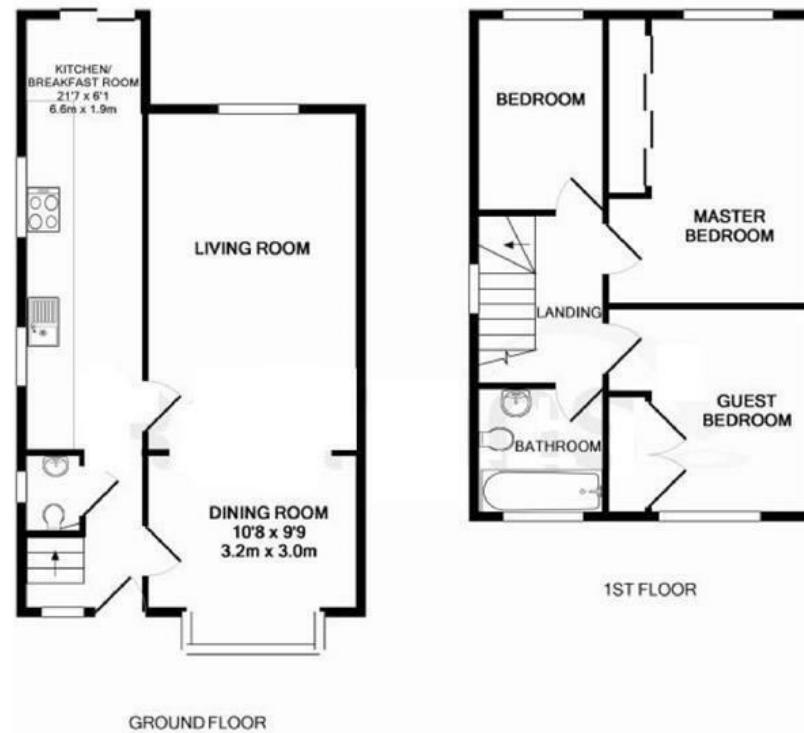


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Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes 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.



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