



Blaenant, Emmer Green, Reading, RG4 8PH

£550,000

Walmsley

## Blaenant, Emmer Green, Reading, RG4 8PH

A beautifully presented modern three-bedroom detached home, situated in a sought-after cul-de-sac in Emmer Green, offering well-appointed and versatile accommodation ideal for families. The ground floor comprises an entrance hall, cloakroom/WC, a bright sitting room, and a modern fitted kitchen/dining room with central island incorporating a gas hob and electric oven. There is also a useful under-stairs storage cupboard. Underfloor heating runs through the kitchen, dining area and into the conservatory. The conservatory flows directly from the dining area, providing additional living space and featuring a bespoke laundry cupboard for a washer and dryer. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with a refitted ensuite, along with a family bathroom.

Externally, the property benefits from a private south-westerly facing rear garden with direct access to the Hemdean Valley. Further features include a driveway, garage with electrical connection, side access, two storage sheds, and a fully boarded loft with lighting and easy access. The property also benefits from gas central heating.

Blaenant is located adjoining Hemdean Valley and is within walking distance of local shops, schools, a doctors' surgery and regular bus services. Caversham Centre is just over one mile away and can be accessed via a pedestrian footpath to the rear. The property falls within Priority One for local secondary grammar schools and is within walking distance of an outstanding primary school, making it particularly appealing to families.

EPC - D Council tax band - E

## Tenure - Freehold

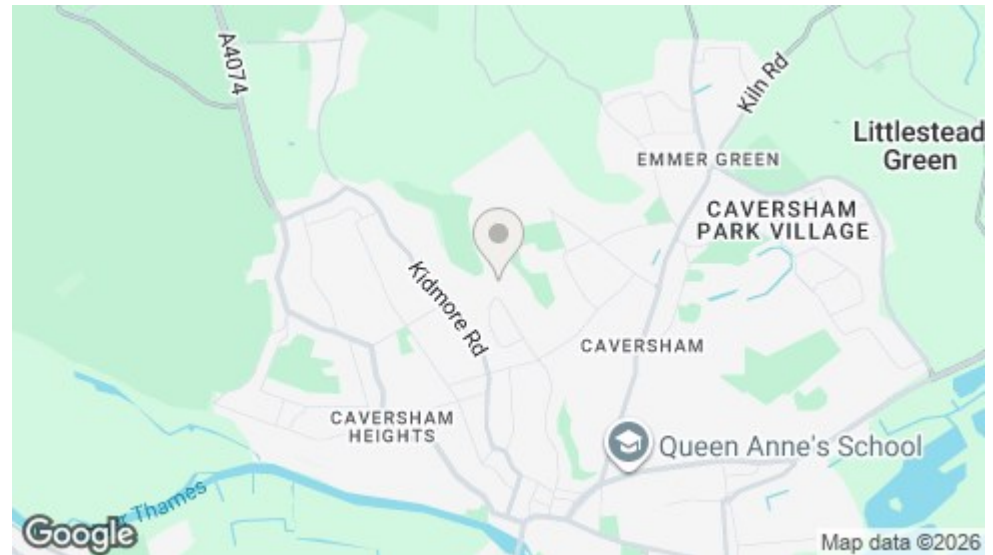
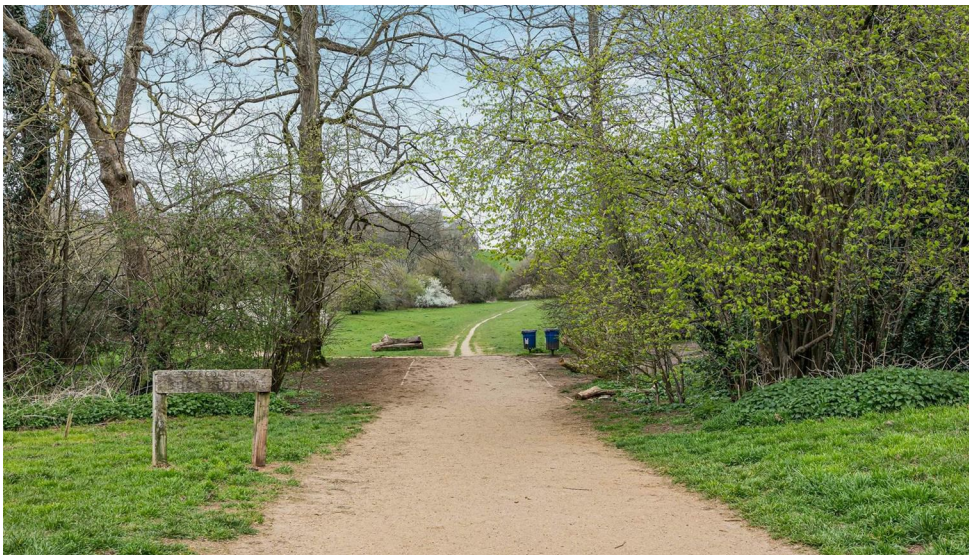




- Walking distance to local amenities and primary/secondary schools
- South-west facing garden with Hemdean Valley access
- Garage with power and driveway parking
- Modern kitchen/dining room with island
- Underfloor heating (kitchen, dining & conservatory)
- Conservatory
- En-suite to main bedroom
- Fully boarded loft with lighting and easy access

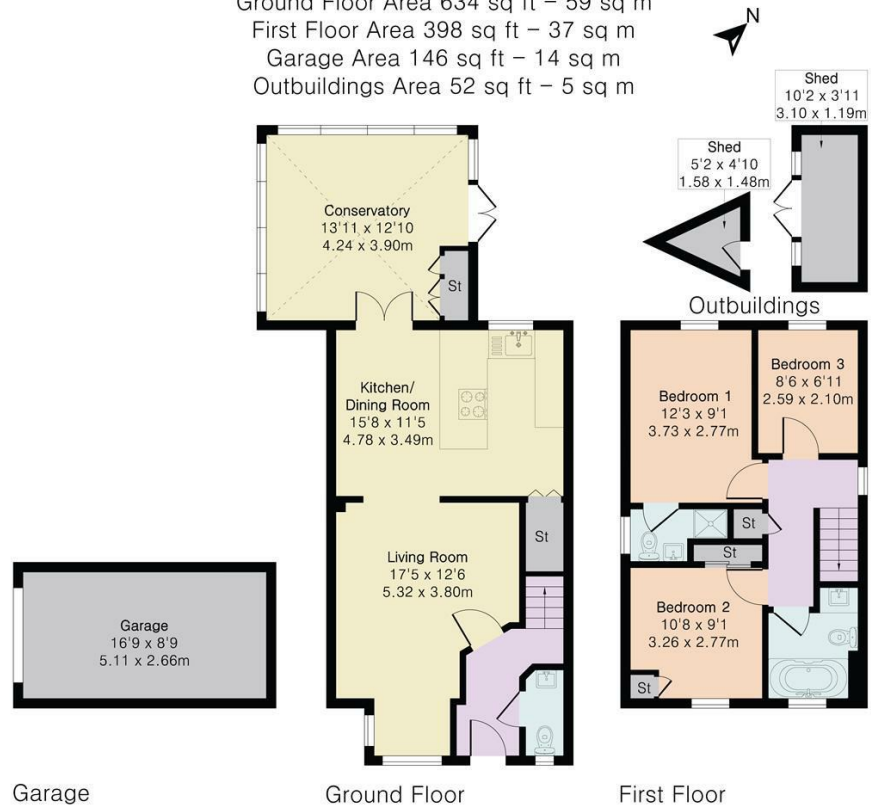






**Approximate Gross Internal Area 1032 sq ft - 96 sq m  
(Excluding Garage & Outbuildings)**

Ground Floor Area 634 sq ft – 59 sq m  
 First Floor Area 398 sq ft – 37 sq m  
 Garage Area 146 sq ft – 14 sq m  
 Outbuildings Area 52 sq ft – 5 sq m



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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