



Kidmore End Road, Emmer Green, Reading, RG4 8SL

£850,000

Walmsley

## Kidmore End Road, Emmer Green, Reading, RG4 8SL

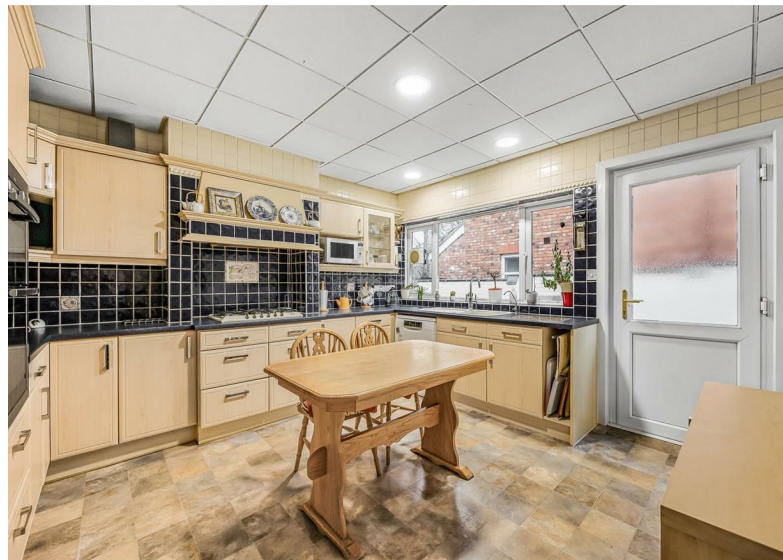
Walmsley Estate Agents are delighted to offer to the market this impressive detached bungalow, set on a generous plot within a gated setting on one of Emmer Green's most sought-after roads. The well-appointed accommodation comprises an entrance porch leading to an inner hallway, a spacious twin-aspect living room featuring an attractive inglenook fireplace, and a kitchen/breakfast room with a generously sized pantry and access to a utility area. There is also a dining room with a vaulted ceiling, complemented by double doors opening directly onto the garden.

The property offers three well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom and a separate WC. Externally, the property benefits from extensive, landscaped gardens, providing ample space for outdoor dining and entertaining, along with generous lawned areas. Additional features include a large shed and a garden store to the rear.

Emmer Green is well served by a range of local amenities, including a shopping precinct, highly regarded primary and secondary schools (Emmer Green Primary School and Highdown Secondary School), regular bus services, and a doctors' surgery. The South Oxfordshire countryside, offering a variety of leisure and recreational pursuits, is also easily accessible. Viewing is highly recommended. No onward chain. Council Tax Band F | EPC C.

## Tenure - Freehold

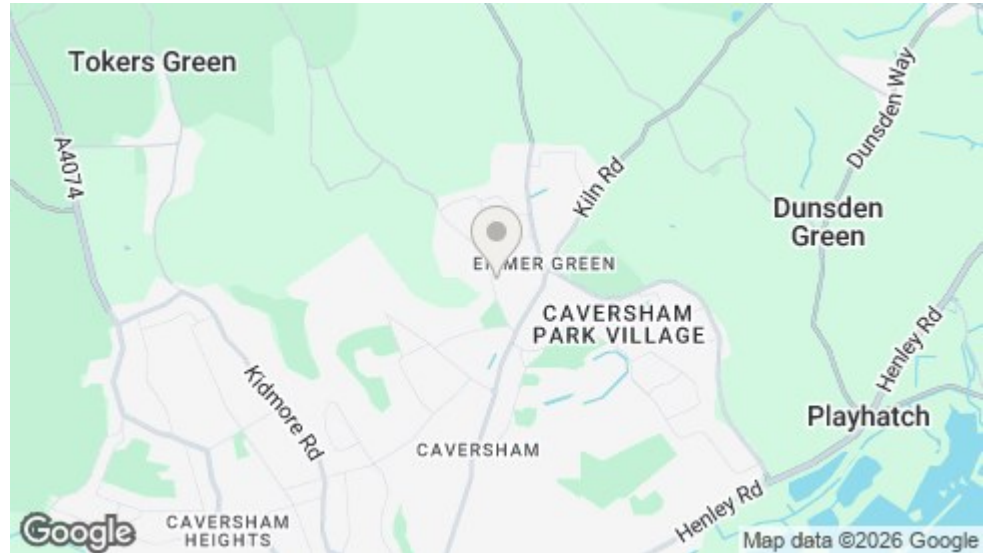




- Detached bungalow
- Gated setting
- Large enclosed rear garden
- Driveway parking and garage
- No onward chain
- EPC rating to be confirmed
- Council tax band F

3 2 2 C





Approximate Gross Internal Area 1618 sq ft - 150 sq m  
(Excluding Garage)

Garage Area 293 sq ft - 27 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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