



7, Albany Gardens, Emmer Green, RG4 8PZ

£850,000

Located in a sought-after cul-de-sac in the village of Emmer Green, this well-presented detached property has been tastefully extended and offers excellent family living. Ideally situated, it provides easy access to local schools, a variety of shops, and convenient public transport links to Reading town centre and railway station (25 mins London Paddington) and further complemented by the arrival of Cross Rail- Elizabeth line.

The property is beautifully maintained throughout and features a spacious 25ft kitchen with ample storage and integrated appliances. The generous living room opens via double doors to the dining room, and there is also a convenient downstairs cloakroom.

Upstairs, the first floor offers three double bedrooms, all with built-in storage, an en-suite shower room, and a modern family bathroom. A staircase leads to the principal bedroom, which benefits from its own en-suite shower room. A further staircase leads to the second floor Bedroom with its own bathroom. This bedroom also has its own wardrobes, in addition to extensive eaves storage on both sides of the room.

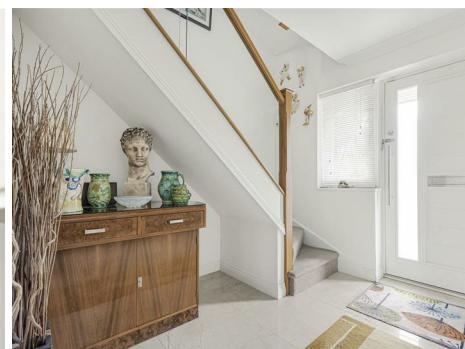
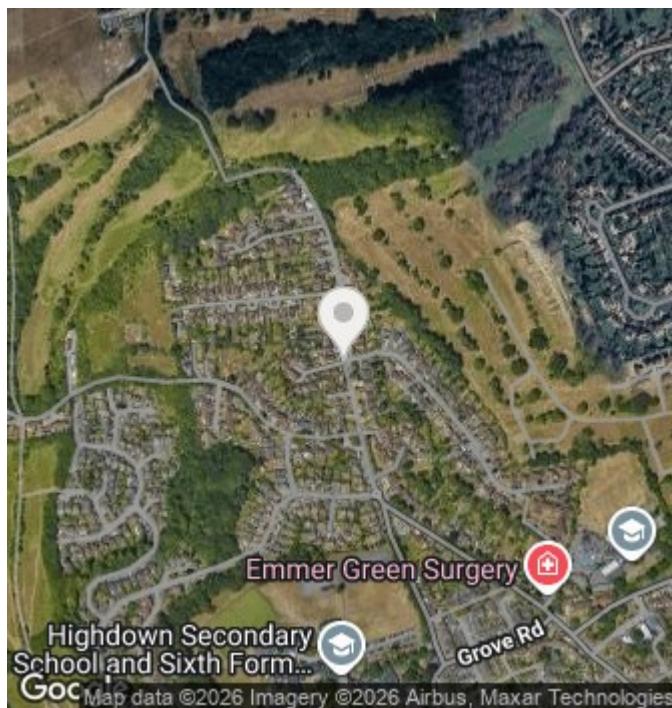
To the rear, the property boasts a private, landscaped garden with a patio area—perfect for outdoor entertaining.





- Desired cul-de-sac
- Extended detached property
- 4 Double bedrooms
- 25ft Kitchen/family room
- 2 ensuite shower rooms and family bathroom
- Landscaped garden with patio
- Garage (with utility area)

Council tax band G
Council- RBC





Additional information:

Parking

The property has a driveway with parking for multiple vehicles and a garage.

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"



Approximate Gross Internal Area 2039 sq ft - 189 sq m (Including Garage)

Ground Floor Area 1030 sq ft - 96 sq m

First Floor Area 714 sq ft - 66 sq m

Second Floor Area 295 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			