

Vp

24 Embrook Way  
, RG31 7BG

Guide price £600,000 Freehold



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# 24 Embrook Way

## DESCRIPTION:

VP - Presented to the market is this stunning four-bedroom detached house offering a perfect blend of modern living and comfort. The accommodation comprises a spacious open-plan kitchen/dining living area, ideal for both entertaining guests and enjoying family meals. There is a separate living room and a versatile study or home office, providing ample space for relaxation and productivity.

The house features two bathrooms, ensuring convenience for the whole family. A utility room adds to the practicality of the home, making daily chores a breeze. Outside, the garden is a delightful retreat, complete with a charming seating area and a barbecue, perfect for al fresco dining.

Parking is a breeze with space for up to three vehicles, making it ideal for families or those with multiple cars. The location is particularly advantageous, as it is situated close to local schools, amenities, parks, and a gym, catering to all your lifestyle needs. Additionally, the M4 Junction 12 is just a short drive away, providing excellent transport links for commuters.

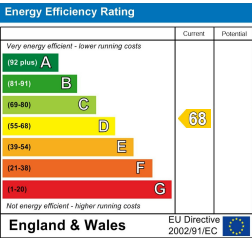
This property is a wonderful opportunity for those seeking a spacious and well-equipped family home in a vibrant community. Don't miss the chance to make this exceptional house your new home.

Council tax band - E

## SUMMARY OF ACCOMMODATION:

- FOUR BEDROOMS
- OFF ROAD PARKING & ELECTRIC CHARGING POINT
- DOWNSTAIRS SHOWER ROOM
- DOWNSTAIRS OFFICE/STUDY
- OUTBUILDING/STORAGE ROOM
- DETACHED HOUSE
- STUNNING OPEN PLAN KITCHEN/DINING LIVING AREA
- REFITTED BATHROOM SUITE
- UTILITY ROOM
- SIDE ACCESS TO GARDEN

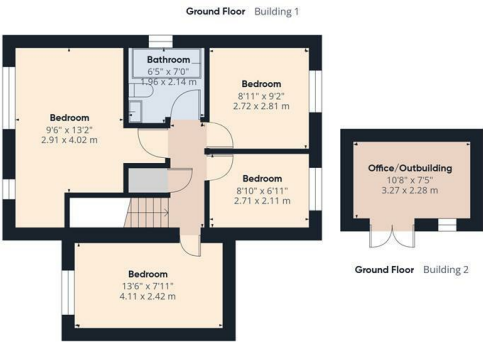
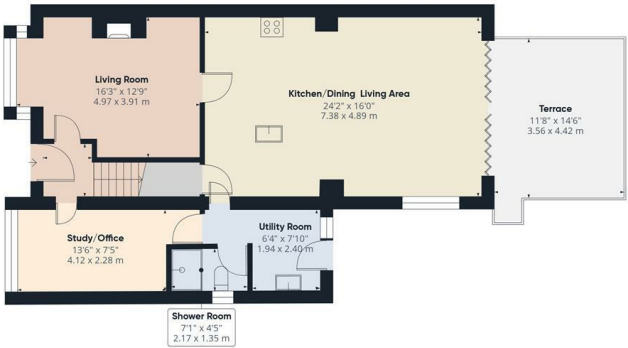
## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
E: sales@villageproperties.org  
W: www.villageproperties.co.uk

92 School Road  
Reading  
RG31 5AU



Approximate total area<sup>(1)</sup>

1397 ft<sup>2</sup>

129.6 m<sup>2</sup>

Balconies and terraces

173 ft<sup>2</sup>

16.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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