

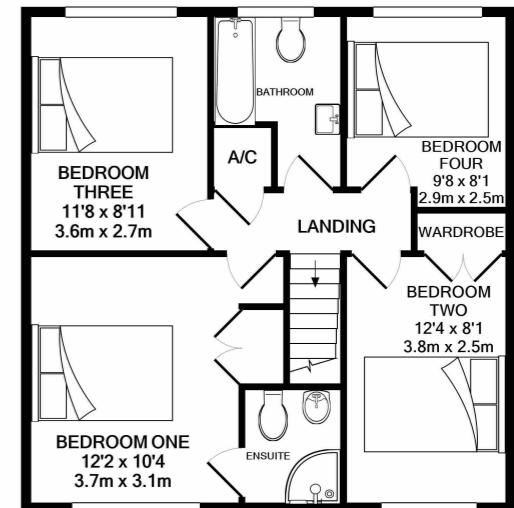
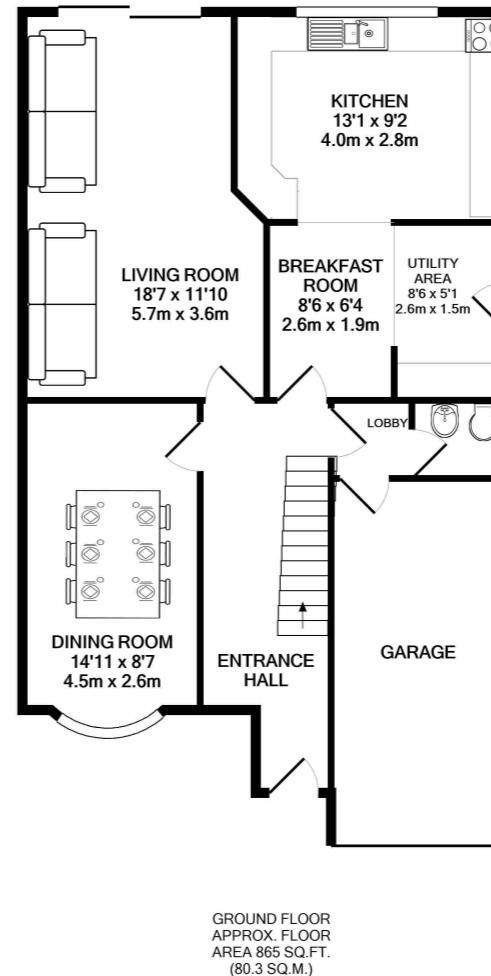
**4 Bancroft Place, Calcot, Reading, Berkshire.  
RG31 7BH.**

**£450,000 Freehold**

Offered to the market is this extended four bedroom detached family home, the property is close to various primary and secondary schools, has excellent access to junction 12 of the M4 motorway, is close to a bus route which leads to Reading town centre and is a reasonable distance from Theale train station. Further accommodation includes two separate reception rooms, fitted kitchen, breakfast area, utility room, downstairs WC and ensuite shower room. Other features include gas central heating, double glazed windows, driveway parking with an additional parking space, single garage and an enclosed rear garden.

- Four Bedrooms
- Ensuite Shower Room
- Two Reception Rooms
- Downstairs WC
- Kitchen / Breakfast Room
- Integral Single Garage
- Refitted Bathroom
- Enclosed Rear Garden





TOTAL APPROX. FLOOR AREA 1426 SQ.FT. (132.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Property Description

### Ground Floor

#### Entrance Hall

Stairs leading to first floor, laminated flooring, radiator, access to lounge, dining room and breakfast room.

#### Lounge

18' 7" x 11' 10" (5.66m x 3.61m) Patio doors leading to rear garden, laminated flooring, single and double radiators, TV point.

#### Dining Room

14' 11" x 8' 7" (4.55m x 2.62m) Front aspect raised bay window, double radiator, laminated flooring, electric fireplace.

#### Breakfast Room

Tiled flooring, access to kitchen and utility area.

#### Utility Area

8' 6" x 5' 1" (2.59m x 1.55m) Door leading to side access, tiled flooring, plumbing for washing machine, space for tumble dryer, eye level units.

### Kitchen

13' 1" x 9' 2" (3.99m x 2.79m) Rear aspect double glazed window, a range of eye and base level units with under pelmet lighting, one and half bowl with drainer, fitted electric hob with extractor fan overhead plus separate electric double oven, integrated appliances include a dishwasher, fridge and separate freezer, tiled flooring.

### Lobby

Access to WC and garage, tiled flooring.

### Downstairs WC

Side aspect double glazed window, low level WC, wash hand basin, heated towel rail, tiled flooring.

### First Floor

#### Landing

Access to all first floor rooms, loft hatch, airing cupboard, laminated flooring.

### Bedroom One

12' 2" x 10' 4" (3.71m x 3.15m) Front aspect double glazed window, laminated flooring, built in wardrobe, single radiator, door to ensuite shower room.

### Ensuite Shower Room

Fitted bespoke shower cubicle, wash hand basin, concealed cistern WC, downlighters, radiator, tiled walls and flooring.

### Bedroom Two

12' 4" x 8' 1" (3.76m x 2.46m) Front aspect double glazed window, laminated flooring, single radiator, built in double wardrobe.

### Bedroom Three

11' 8" x 8' 11" (3.56m x 2.72m) Rear aspect double glazed window, laminated flooring, telephone point, single radiator.

### Bedroom Four

9' 8" x 8' 1" (2.95m x 2.46m) Rear aspect double glazed window, laminated flooring, single radiator.

### Refitted Bathroom

Rear aspect double glazed window, panel enclosed bath with separate shower, low level WC, wash hand basin housed by vanity unit, heated towel rail, downlighters, shaver point, tiled walls and flooring.

### Outside

#### Front Garden

Small lawned area, driveway parking for two vehicles, with an additional parking bay at the front of the garden.

#### Single Garage

Up and over garage door, light and power, wall mounted boiler.

#### Rear Garden

The rear garden is enclosed by wood panel fencing, paved patio area with access to a separate lawned area, borders with mature shrubs.

#### Council Tax Band