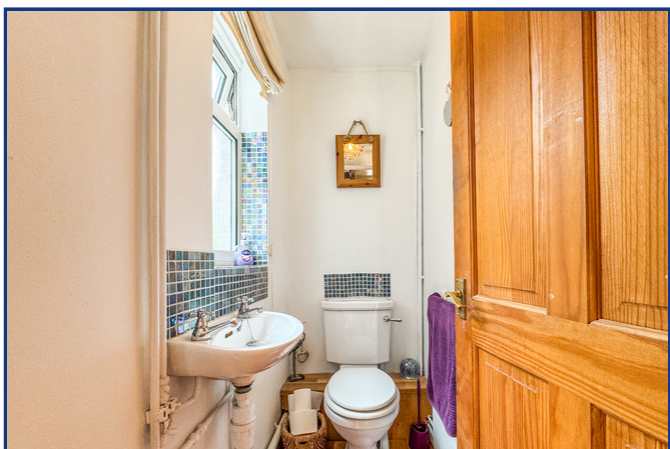


Sandhills Way, Calcot, Reading, Berkshire. RG31.



4 Overdown Road
Berkshire
Reading RG31 6PR
Tel: 01189 412951
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Sandhills Way, Calcot, Reading, Berkshire. RG31.

£450,000 Freehold

Arins Property services are delighted to present this well-presented three-bedroom link-detached house offering generous living space, ideal for families or professionals. Situated in a convenient location close to excellent transport links and easy access to the M4 motorway, The ground floor features an airy entrance hall with direct access to the garden, a convenient downstairs WC, a separate study—perfect for home working—a spacious living and dining room, and a well-equipped kitchen. To the rear, a large, south-facing conservatory spans the full width of the house, flooding the living space with natural light and providing the perfect setting for relaxing or entertaining. Upstairs, the property offers three well-proportioned bedrooms, two of which benefit from built-in wardrobes, and a family bathroom. Externally, the home includes a private rear garden, a garage, and off-street parking to the rear. With its bright interiors, versatile layout, and excellent location, this property presents a fantastic opportunity for comfortable, connected living.

- Three Bedrooms
- Garage & Parking
- Four Reception Rooms
- Two Toilets
- Link-Detached
- Study Downstairs

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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TOTAL FLOOR AREA : 1310 sq.ft (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Downstairs WC

2' 11" x 5' 8" (0.89m x 1.73m)

Study

5' 7" x 8' 11" (1.70m x 2.72m)

Living Room

11' 8" x 12' 9" (3.56m x 3.89m)

Dining Room

9' 5" x 10' 7" (2.87m x 3.23m)

Kitchen

8' 9" x 13' 1" (2.67m x 3.99m)

Conservatory

17' 10" x 11' 5" (5.44m x 3.48m)

First Floor

Bedroom One

11' 11" x 10' 6" (3.63m x 3.20m)

Bedroom Two

7' 10" x 8' 7" (2.39m x 2.62m)

Bedroom Three

9' 10" x 8' 7" (3.00m x 2.62m)

Bathroom

8' 6" x 5' 6" (2.59m x 1.68m)

Outside Space

Garage

8' 4" x 17' 11" (2.54m x 5.46m)

Garden

Council Tax Band

D

