



Broom Close, Calcot, Reading. RG31.

£400,000 Freehold

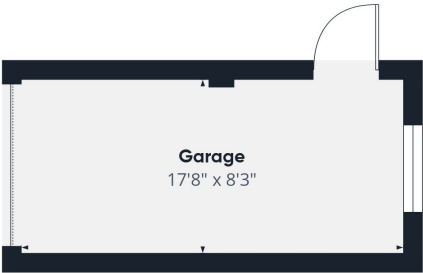
Fantastic extended detached bungalow, offered by Arins, set in a prime location off Langley Hill. This long-term family home offers fantastic potential to create a stunning future home, featuring a spacious open-plan kitchen/diner, separate living room, and a bright conservatory extension. With two well-sized bedrooms, a large private rear garden that isn't overlooked, solar panels on the driveway, and a detached garage, this property provides excellent space, privacy, and scope to personalise. Early viewing is highly recommended.

- Detached bungalow in a prime location
- Long-term family-owned home
- Spacious open-plan kitchen/diner
- Large conservatory extension
- Private, non-overlooked rear garden
- Solar panels
- Detached garage with ample parking
- Fantastic potential to create a beautiful home





Floor 0 Building 1



Floor 0 Building 2

Approximate total area^m
1008 ft²

(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.

GIRAFFE360

Property Description

GROUND FLOOR

Hallway

15' 6" x 2' 11" (4.72m x 0.89m)

Master Bedroom

12' 4" x 9' 8" (3.76m x 2.95m)

Bedroom Two

10' 6" x 7' 11" (3.20m x 2.41m)

Living Room

13' 3" x 11' 4" (4.04m x 3.45m)

Kitchen / Diner

18' 11" x 11' 2" (5.77m x 3.40m)

Bathroom

7' 11" x 6' 3" (2.41m x 1.91m)

Sunroom

12' 6" x 12' 2" (3.81m x 3.71m)

Garage

17' 8" x 8' 3" (5.38m x 2.51m)

Rear Garden

Driveway

Council Tax Band

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