

Porlock Place, Calcot, Reading, Berkshire. RG31.



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£425,000 Freehold

Arins Property Services are delighted to present this well-presented three-bedroom semi-detached home, ideally positioned at the end of a quiet close. This bright and spacious property offers a warm, homely feel throughout and is perfect for families or first-time buyers alike. The home benefits from a generous driveway with parking for multiple vehicles, side access, and a private rear garden—ideal for entertaining or relaxing outdoors. Inside, you'll find a modern extended kitchen area, a convenient downstairs WC, and light-filled living spaces throughout. Don't miss the opportunity to view this charming home in a peaceful and sought-after location.

- Three Bedrooms
- Semi Detached
- Downstairs WC
- Driveway Parking
- Private Rear Garden With Side Access
- Extended Kitchen Area

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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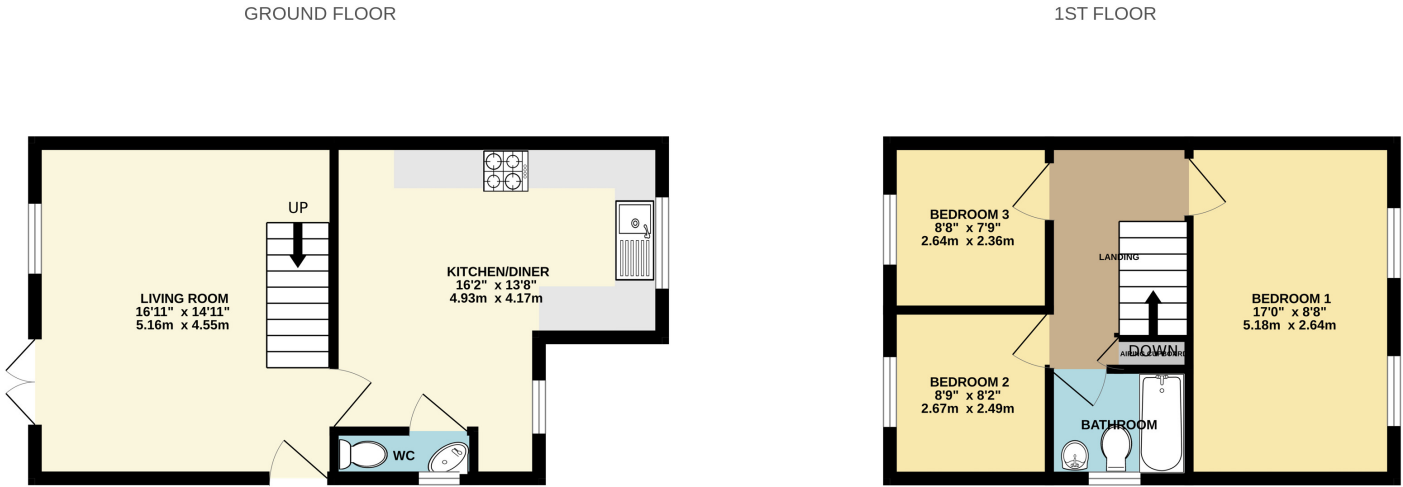


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Property Description

Ground Floor

Living Room

14' 11" x 16' 11" (4.55m x 5.16m)

Kitchen/Diner

16' 2" x 13' 8" (4.93m x 4.17m)

Downstairs WC

2' 1" x 4' 8" (0.64m x 1.42m)

First Floor

Bedroom One

8' 8" x 17' 0" (2.64m x 5.18m)

Bedroom Two

8' 9" x 8' 2" (2.67m x 2.49m)

Bedroom Three

8' 8" x 7' 9" (2.64m x 2.36m)

Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)

Outside

Driveway parking

for multiple cars

Rear Garden

Private rear garden with side access

Council Tax Band

D

