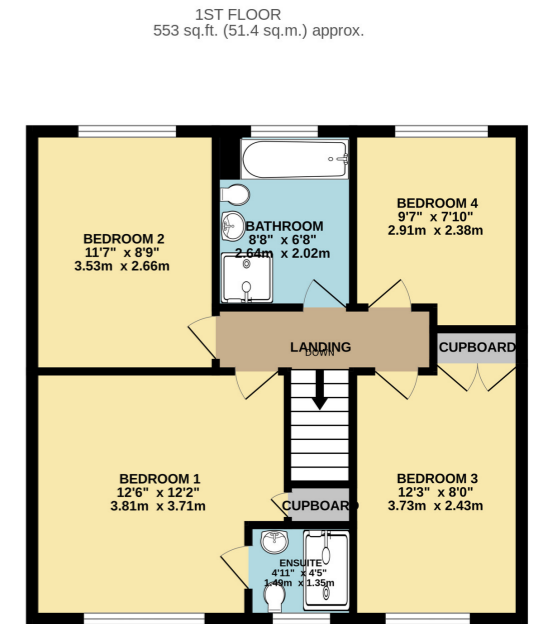
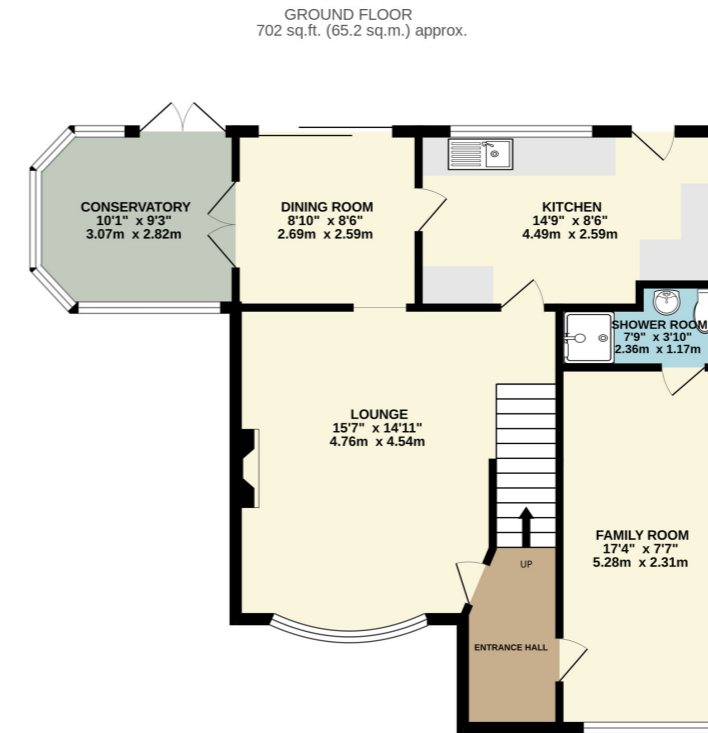


Bancroft Place, Calcot, Reading.

£550,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this detached, 4 double bedroom detached property. The property is situated in a fantastic location, being close to various primary and secondary schools, while having excellent access to junction 12 of the M4 motorway, as well as being close to a bus route which leads to Reading town centre and is a reasonable distance from Theale train station. Further accommodation includes a living room, family room, dining room, kitchen, conservatory, downstairs shower room, en suite to master and a family bathroom. Other features include a good size garden, driveway parking, gas central heating and double glazed windows throughout.

- No Onward Chain
- Four Double Bedrooms
- Three Reception Rooms
- En Suite to Master
- Downstairs Shower Room
- Conservatory
- Driveway Parking
- Close to A4 & M4 Motorway



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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

Front aspect double glazed window, double radiator, stairs to first floor.

Living Room

15' 7" x 14' 11" (4.75m x 4.55m) Front aspect double glazed bay window, feature gas fireplace, two double radiators, laminated wood floor.

Family Room

17' 4" x 7' 7" (5.28m x 2.31m) Front aspect double glazed window, double radiator.

Dining Room

8' 10" x 8' 6" (2.69m x 2.59m) Sliding glass doors to rear garden, double radiator, laminated wood flooring.

Kitchen

14' 9" x 8' 6" (4.50m x 2.59m) Rear aspect double glazed window, side aspect double glazed window, door to rear garden, range of base and eye level units, freestanding cooker with 5 point hob, extractor hood, 1.5 bowl sink with draining board, space for white goods, tiled floor and partly tiled walls.

Shower Room

7' 9" x 3' 10" (2.36m x 1.17m) Side aspect double glazed window, low level wc, wash basin with vanity unit, shower cubicle, heated towel rail, tiled floor and walls, shaving point, downlights.

First Floor

Landing

Offers access to all bedrooms, the family bathroom and the loft.

Bedroom One

12' 6" x 12' 2" (3.81m x 3.71m) Front aspect double glazed window, fitted wardrobe, single radiator, access to en suite.

En Suite

4' 11" x 4' 5" (1.50m x 1.35m) Front aspect double glazed window, low level wc, wash basin with vanity unit, shower cubicle, heated towel rail tiled floor and walls, extractor fan.

Bedroom Two

11' 7" x 8' 9" (3.53m x 2.67m) Rear aspect double glazed window, single radiator, laminated wood flooring.

Bedroom Three

12' 3" x 8' 0" (3.73m x 2.44m) Front aspect double glazed window, built in wardrobe, single radiator, laminated wood flooring.

Bedroom Four

9' 7" x 7' 10" (2.92m x 2.39m) Rear aspect double glazed window, single radiator, laminated wood flooring.

Family Bathroom

8' 8" x 6' 8" (2.64m x 2.03m) Rear aspect double glazed window, low level wc, shower cubicle, panel enclosed bath, pedestal wash basin, partly tiled walls and floor, heated towel rail, extractor fan.

Outside

Garden

Fence enclosed rear garden that comprises of a patio to the rear of the property that leads up to a raised lawn. The garden also benefits from a side access.

Parking

Driveway parking and additional on street parking.

Council Tax Band

E

