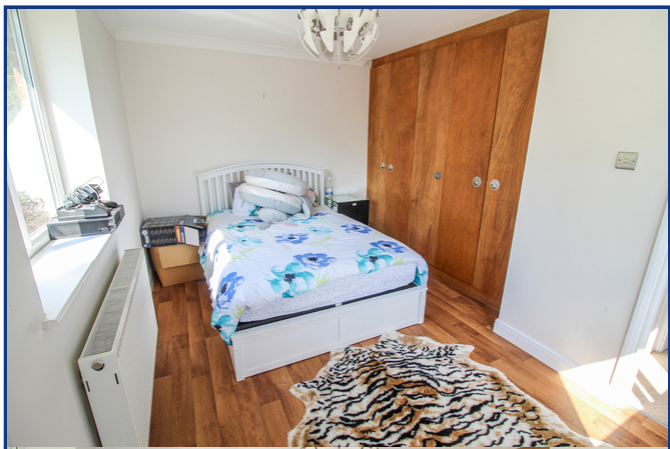


69 Hawkesbury Drive, Calcot, Reading, Berkshire.
RG31 7ZR.



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69 Hawkesbury Drive, Calcot, Reading, Berkshire.
RG31 7ZR.

£565,000 Freehold

Offered to the market with no onward chain complications is this well presented and spacious extended five bedroom detached family home. The property is situated on a large corner plot, which has excellent access to junction 12 of the M4 motorway and the A4 which leading to Newbury, while being close to various primary schools, various local shops and amenities. Further accommodating includes four separate reception rooms, downstairs WC and three first floor bathrooms. Other features include double glazed windows, gas central heating, a large enclosed rear garden, driveway parking for a number of vehicles and a detached double garage.

- Five Bedrooms
- Four Reception Rooms
- Downstairs WC
- Ensuite Shower Room
- Separate Shower Room
- Large Corner Plot
- Double Detached Garage
- No Onward Chain

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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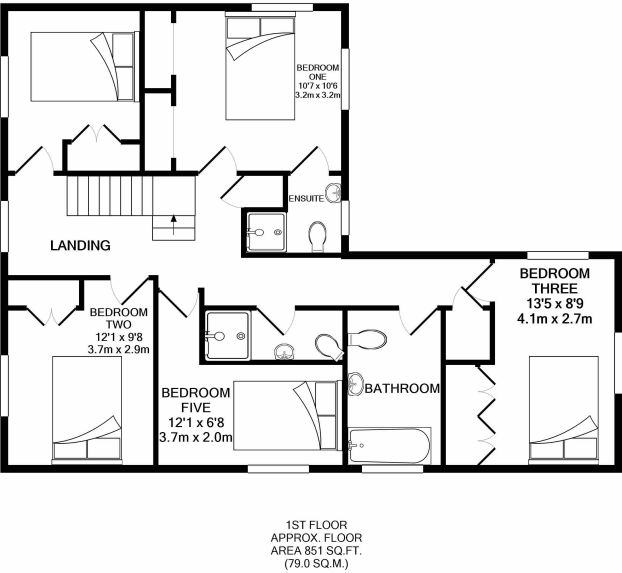
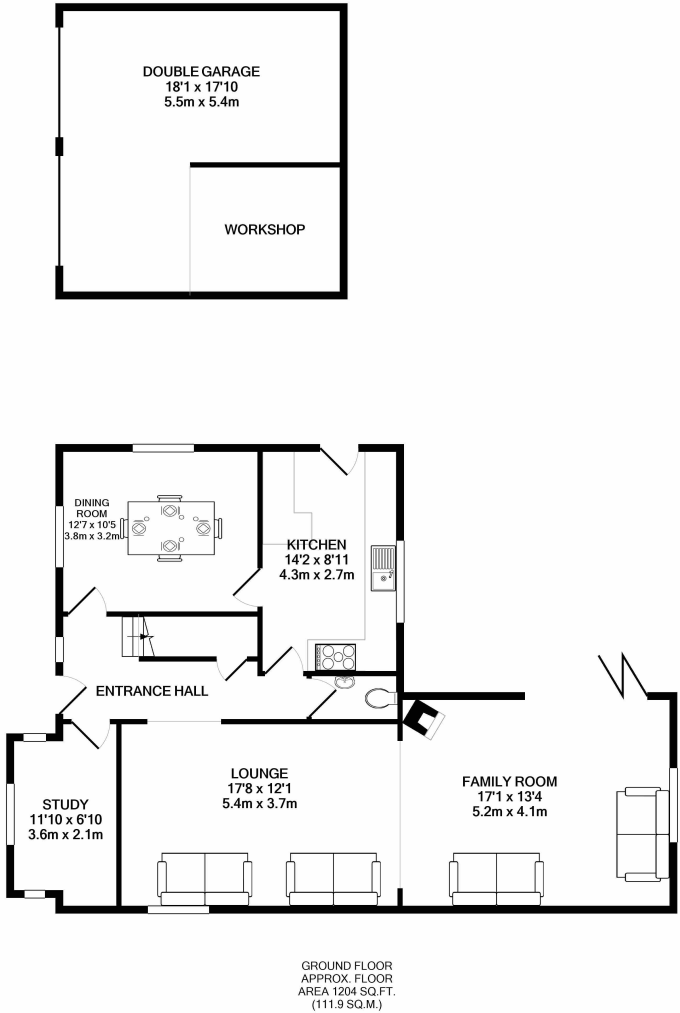


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TOTAL APPROX. FLOOR AREA 2055 SQ.FT. (190.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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

Front aspect double glazed window, stairs leading to first floor, single radiator, laminated flooring.

Downstairs WC

Low level WC, wash hand basin, extractor fan, laminated flooring.

Lounge

17' 8" x 12' 1" (5.38m x 3.68m) Side aspect double glazed window, laminated flooring, two double radiators, TV point, archway leading to family room.

Dining Room

12' 7" x 10' 5" (3.84m x 3.17m) Front and side aspect double glazed windows, double radiator, laminated flooring, door leading to kitchen.

Family Room

17' 1" x 13' 4" (5.21m x 4.06m) Rear aspect double glazed window, bi-fold doors leading to rear garden, tiled flooring, feature wood burner.

Study

11' 10" x 6' 10" (3.61m x 2.08m) Front and side aspect double glazed windows, laminated flooring, single radiator.

Kitchen

14' 2" x 8' 11" (4.32m x 2.72m) Rear aspect double glazed window, a range of eye and base level units, fitted gas hob with extractor fan overhead plus separate electric double oven and grill, single bowl with drainer, plumbing for dishwasher, integrated fridge/ freezer, fitted breakfast bar, tiled flooring, downlighters, door leading to rear garden.

First Floor

Landing

Front aspect double glazed window, loft hatch, access to all first floor rooms, airing cupboard, separate storage cupboard, single and double radiators.

Bedroom One

10' 7" x 10' 6" (3.23m x 3.20m) Rear and side aspect double glazed windows, double radiator, built in double wardrobes, downlighters, access to ensuite shower room.

Ensuite Shower Room

Rear aspect double glazed window, fitted shower cubicle, low level WC, pedestal wash hand basin, tiled flooring, extractor fan, downlighters.

Bedroom Two

12' 1" x 9' 8" (3.68m x 2.95m) Front aspect double glazed window, built in double wardrobe, single radiator.

Bedroom Three

13' 5" x 8' 9" (4.09m x 2.67m) Rear and side aspect double glazed window, various fitted wardrobes, wooden flooring, double radiator.

Bedroom Four

10' 7" x 8' 8" (3.23m x 2.64m) Front aspect double glazed window, built in wardrobes, single radiator.

Bedroom Five

12' 1" x 6' 8" (3.68m x 2.03m) Side aspect double glazed window, single radiator.

Bathroom Room

Side aspect double glazed window, panel enclosed bath with shower attachment, level low WC, wash hand basin housed by vanity unit, heated towel rail, tiled flooring, extractor fan.

Separate Shower Room

Fitted shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, extractor fan, tiled flooring.

Outside

Front Garden

Driveway parking for a number of vehicles, access to double garage, wooden gate leading to rear garden, separate lawned area.

Double Detached Garage

Twin up and over garage doors, light and power, two rear aspect windows.

Rear Garden

The rear garden is enclosed by wood panel fencing, wooden built shed, large lawned area, mature trees and hedges.

Council Tax Band