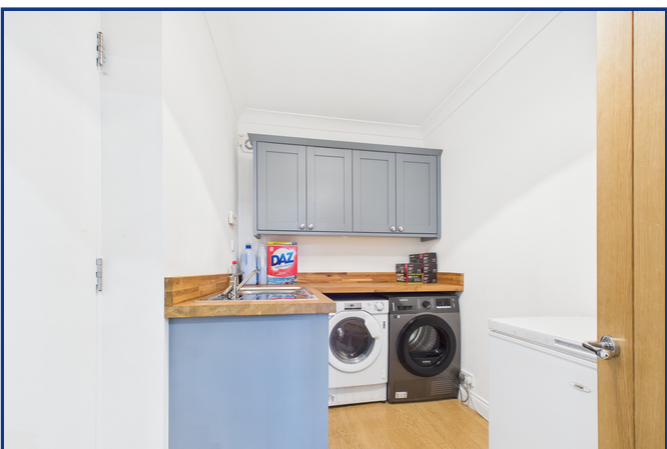


Bath Road, Calcot, Reading, Berkshire. RG31.



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

£775,000 Freehold

Arins Property Services are delighted to present to the market this impressive four double bedroom detached family home, ideally positioned on Bath Road. Welcome to Bath Road a superbly proportioned property offering generous living space, modern versatility, and an exceptional rear garden. The property benefits from a large private driveway providing parking for multiple vehicles, along with retained front garage storage and a converted garage space currently used as a gym. Internally, the ground floor features a spacious open-plan kitchen/dining room with French doors opening onto the rear terrace, a separate living room, study, utility room, and ground floor bathroom. Upstairs offers four well-proportioned double bedrooms, with the principal bedroom enjoying the added luxury of an en-suite, complemented by a modern family bathroom. Externally, the home boasts a substantial, private rear garden with a paved terrace, ideal for entertaining and family living. Located on Bath Road, the property is ideally situated with excellent access to Junction 12 of the M4 and the A4 towards Newbury. Linear Park is within walking distance, perfect for families and dog walkers, while IKEA, a large Sainsbury's, and a range of other shops are close by. Reading town centre is also easily accessible.

- Four Double Bedrooms
- Substantial Detached Family Home
- Three Bathrooms
- Large Private Rear Garden With Side Access
- Driveway for Several Vehicles
- Multiple Reception Rooms downstairs
- Utility Room
- Immaculate Condition

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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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1763 ft<sup>2</sup>  
Balconies and terraces  
449 ft<sup>2</sup>

(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

Council Tax Band

E