



Calshot Place, Calcot, Reading, Berkshire. RG31.

£400,000 Freehold

Arins Property Services are delighted to present this two bedroom semi detached home located in a peaceful cul-de-sac in Calcot, just moments from the M4 motorway and excellent transport links. The property has been tastefully and immaculately refurbished throughout, with the standout feature being the extended rear kitchen. Thoughtfully designed, the kitchen boasts a striking central island and a skylight overhead, bathing the space in natural light and creating a bright, welcoming heart of the home. Perfect for entertaining or everyday living. Upon entering, you're welcomed by a spacious entrance hall, complete with a downstairs WC and a handy storage cupboard. To the left, there is internal access to the integral garage, fitted with an electric door and offering exciting potential to convert into additional living space subject to the right permissions. The cosy and homely lounge flows seamlessly into the open-plan kitchen, enhancing the sense of space and comfort throughout the ground floor. Upstairs, you'll find two well-proportioned bedrooms and a modern family bathroom, recently refurbished to a high standard, continuing the home's sleek and contemporary aesthetic. Additional benefits include driveway parking for multiple cars and a private rear garden which has side access.

- Two Bedrooms
- Semi Detached
- Extended Kitchen With an Island & Skylight
- Downstairs WC
- Driveway Parking & Garage
- Recently Refurbished







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

Property Description

Ground Floor

Entrance Hall

Downstairs WC

3' 4" x 4' 6" (1.02m x 1.37m)

Garage

7' 7" x 16' 2" (2.31m x 4.93m)

Living Room

12' 7" x 11' 7" (3.84m x 3.53m)

Kitchen

14' 4" x 13' 6" (4.37m x 4.11m)

First Floor

Bedroom One

13' 1" x 9' 0" (3.99m x 2.74m)

Bedroom Two

8' 5" x 9' 11" (2.57m x 3.02m)

Bathroom

7' 4" x 6' 9" (2.24m x 2.06m)

Outside Space

Driveway Parking

Private rear garden

Council Tax Band

C

