

9 Hatfield Court, Calcot, Reading, Berkshire. RG31 7AL.



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RG31 7AL.

£450,000 Freehold

Offered to the market with no onward chain complications, is this extended four bedroom link detached family home. The property has excellent access to the M4 motorway, is close to various local schools, is a reasonable distance from Theale train station while being close to various local shops and amenities which includes Sainsbury's supermarket and an Ikea. Further accommodation includes a downstairs WC, refitted kitchen, refitted shower room, a lounge, separate dining room and a first floor study. Other features include double glazed windows, gas central heating, driveway parking and enclosed rear garden.

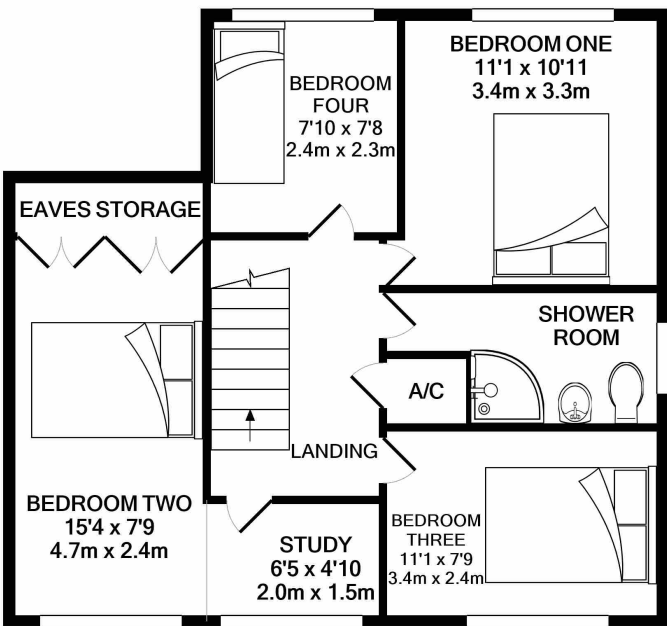
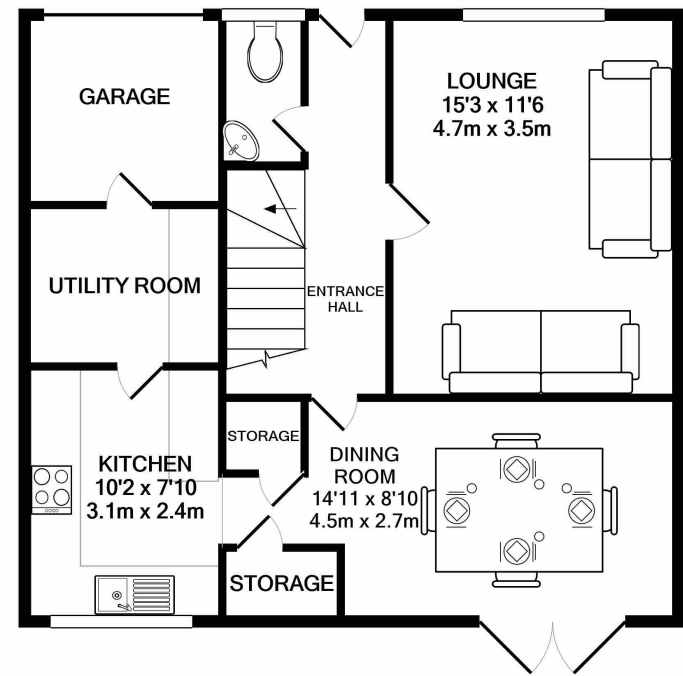
- Four Bedrooms
- Three Reception Rooms
- Downstairs WC
- Refitted Bathroom
- Refitted Kitchen
- Driveway Parking
- Converted Garage
- No Onward Chain

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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TOTAL APPROX. FLOOR AREA 1208 SQ.FT. (112.2 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

Stairs leading to first floor, single radiator, telephone point, understairs cupboard, door to lounge and dining room,

Downstairs WC

Front aspect double glazed window, low level WC, wall mounted wash hand basin, heated towel rail, tiled walls and flooring.

Lounge

15' 3" x 11' 6" (4.65m x 3.51m) Front aspect double glazed window, double radiator, TV point.

Dining Room

14' 11" x 8' 10" (4.55m x 2.69m) French doors leading to rear garden, laminated flooring, single radiator, storage cupboard, separate cupboard housing wall mounted boiler, archway to kitchen.

Refitted Kitchen

10' 2" x 7' 10" (3.10m x 2.39m) Rear aspect double glazed window, a range of eye and base level units, fitted gas hob with extractor fan overhead plus separate electric oven, single bowl with drainer, space for fridge freezer, fitted dishwasher, plumbing for washing machine, door to garage conversion/ utility room.

Garage Conversion/ Utility Room

8' 7" x 8' 2" (2.62m x 2.49m) Eye and base level units, light and power, access to rest of the garage.

First Floor

Landing

Loft hatch, airing cupboard, access to all first floor rooms.

Bedroom One

11' 1" x 10' 11" (3.38m x 3.33m) Front aspect double glazed window, double radiator, telephone point.

Bedroom Two

15' 4" x 7' 9" (4.67m x 2.36m) Rear aspect double glazed window, velux window, eaves storage, telephone point, two single radiator.

Bedroom Three

11' 1" x 7' 9" (3.38m x 2.36m) Rear aspect double glazed window, double radiator.

Bedroom Four

7' 10" x 7' 8" (2.39m x 2.34m) Front aspect double glazed window, single radiator.

Study

6' 5" x 4' 10" (1.96m x 1.47m) Rear aspect double glazed window, single radiator, archway to bedroom two.

Refitted Shower Room

Side aspect double glazed window, fitted shower cubicle with spa jets, pedestal wash hand basin, low level WC, heated towel rail, tiled walls and flooring.

Outside

Front Garden

The front garden is enclosed by mature hedges, driveway parking leading to a single garage, separate stoned area.