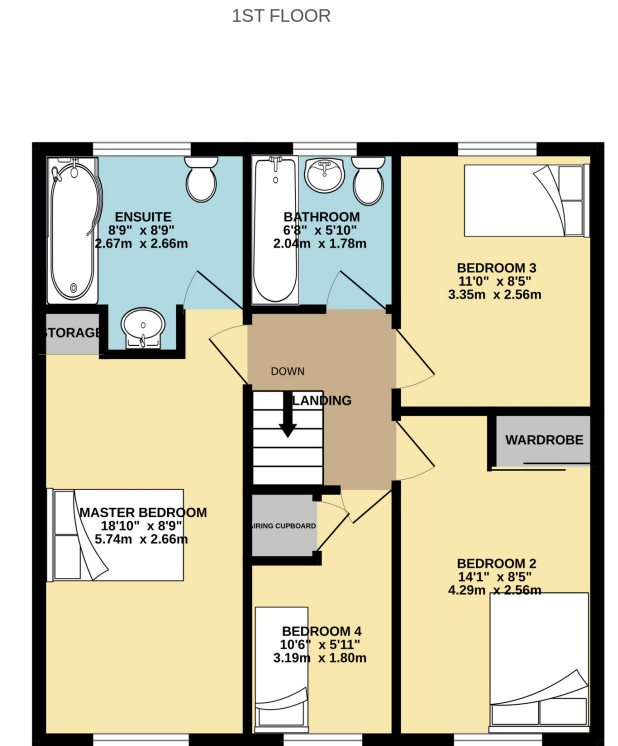
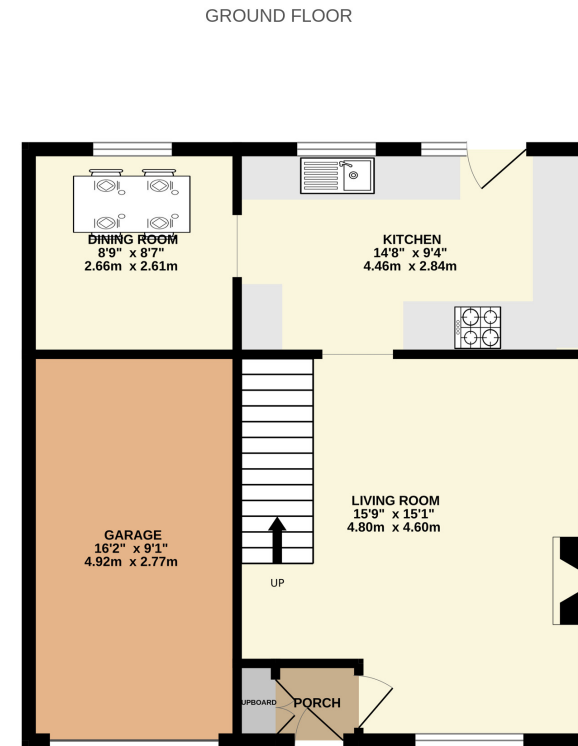


Rushmoor Gardens, Calcot, Reading.

£485,000 Freehold

Arins Tilehurst - Offered to the market is this well presented, four bedroom detached family home. The property is within walking distance to linear park, close to Sainsburys and IKEA, only a short distance to the M4 motorway, close to bus routes leading into Reading town centre, and close to other local shops and amenities. Further accommodation includes a dual aspect living room, a dining room, a refitted kitchen, a master bedroom with a large en suite, and a refitted family bathroom. Other features include an integral single garage that offers potential to convert it into a third reception room, a beautiful rear garden, a front garden, driveway parking, double glazed windows and gas central heating.

- Four Bedrooms
- Two Reception Rooms
- Refitted Kitchen
- Refitted Bathroom
- Ensuite To Master
- Integral Garage
- Driveway Parking
- Potential to Convert Garage



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

Porch

4' 8" x 3' 2" (1.42m x 0.97m) Built in storage, access to living room.

Living Room

15' 1" x 15' 9" (4.60m x 4.80m) Front aspect double glazed window, side aspect double glazed window, feature gas fireplace, TV point, telephone point, single radiator.

Kitchen

14' 8" x 9' 4" (4.47m x 2.84m) Two rear aspect double glazed windows, rear door leading to garden, range of base and eye level units, single bowl sink with draining board, gas hob with extractor hood, single oven, space for two fridge freezers, space for dishwasher, space for washing machine, heated towel rail, hydraulic plinth heater, downlights.

Dining Room

8' 9" x 8' 7" (2.67m x 2.62m) Rear aspect double glazed window, single radiator.

Garage

9' 1" x 16' 2" (2.77m x 4.93m) Integral single garage with an up and over garage door and power inside.

First Floor

Landing

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

Master Bedroom

8' 9" x 18' 10" (2.67m x 5.74m) Front aspect double glazed window, access to ensuite, fitted wardrobes, TV point, loft hatch, downlights, single radiator, airing cupboard.

En Suite

8' 9" x 8' 9" (2.67m x 2.67m) Rear aspect double glazed window, low level WC, panel enclosed bath with shower, pedestal wash basin, shaving point, partly tiled walls, single radiator.

Bedroom Two

8' 5" x 14' 1" (2.57m x 4.29m) Front aspect double glazed window, side aspect double glazed window, built in wardrobe, single radiator.

Bedroom Three

8' 5" x 11' 0" (2.57m x 3.35m) Rear aspect double glazed window, single radiator.

Bedroom Four

5' 11" x 10' 6" (1.80m x 3.20m) Front aspect double glazed window, airing cupboard, single radiator.

Outside

Parking

Single driveway set adjacent to a well maintained front garden that has the potential to convert into further parking.

Rear Garden

Beautiful fence enclosed rear garden with a patioed seating area running down the side that leads to a separate lawn area.

Council Tax Band

D