

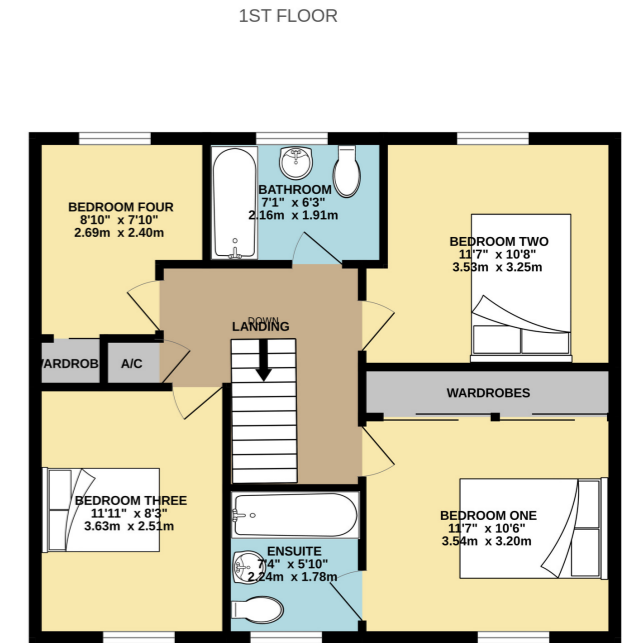
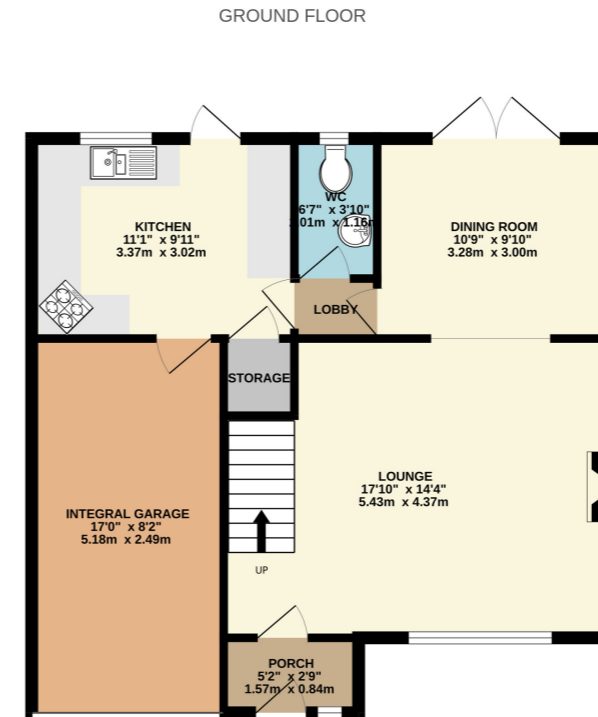


Torcross Grove, Calcot, Reading.

£475,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this well presented four bedroom property located on the doorstep of the beautiful Linear Park. The property is situated in a fantastic location, being close to various primary and secondary schools, while having excellent access to junction 12 of the M4 motorway, as well as being close to a bus route which leads to Reading town centre and is a reasonable distance from Theale train station. Further accommodation includes two reception rooms, kitchen, downstairs wc, and two first floor bathrooms. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles, an integral single garage, and an enclosed rear garden.

- Four Bedrooms
- Two Reception Rooms
- Downstairs WC
- Ensuite To Master
- Driveway Parking & Garage
- No Onward Chain
- Close to A4 & M4 Motorway
- Close to Bus Routes



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

Access into living room, front aspect double glazed window.

Living Room

17' 10" x 14' 4" (5.44m x 4.37m) Front and side aspect double glazed window, electric fireplace, wooden flooring, double radiator.

Dining Room

10' 9" x 9' 10" (3.28m x 3.00m) French doors into rear garden, wooden flooring, single radiator.

Kitchen

11' 1" x 9' 11" (3.38m x 3.02m) Rear aspect double glazed window, door into rear garden, range of base and eye level units, gas hob with extractor, built in oven, vinyl flooring, one and a half sink with drainer, partly tiled walls, space for white goods, access into garage.

Downstairs WC

6' 7" x 3' 10" (2.01m x 1.17m) Rear aspect double glazed window, low level wc, wash basin with vanity, heated towel rail, tiled flooring.

Integral Garage

17' 0" x 8' 2" (5.18m x 2.49m) Up and over garage door, has light and power.

First Floor

Landing

Access to all first floor rooms, loft hatch, airing cupboard.

Bedroom One

11' 7" x 10' 6" (3.53m x 3.20m) Front aspect double glazed window, single radiator, built in wardrobes.

Ensuite

7' 4" x 5' 10" (2.24m x 1.78m) Front aspect double glazed window, tiled walls and flooring, low level wc, wash basin with vanity, panel enclosed bath with shower, heated towel rail, shaving point.

Bedroom Two

11' 7" x 10' 8" (3.53m x 3.25m) Rear aspect double glazed window, television point, single radiator.

Bedroom Three

11' 11" x 8' 3" (3.63m x 2.51m) Front aspect double glazed window, wooden flooring, single radiator.

Bedroom Four

8' 10" x 7' 10" (2.69m x 2.39m) Rear aspect double glazed window, built in cupboard, single radiator.

Family Bathroom

7' 1" x 6' 3" (2.16m x 1.91m) Rear aspect double glazed window, low level wc, pedestal wash basin, enclosed bath with shower, single radiator, tiled walls and flooring.

Outside

Driveway

Off road parking provided for multiple vehicles, side access into rear garden.

Rear Garden

Fence enclosed rear garden, patio slabbed area leading onto lawn.

Council Tax Band

E