



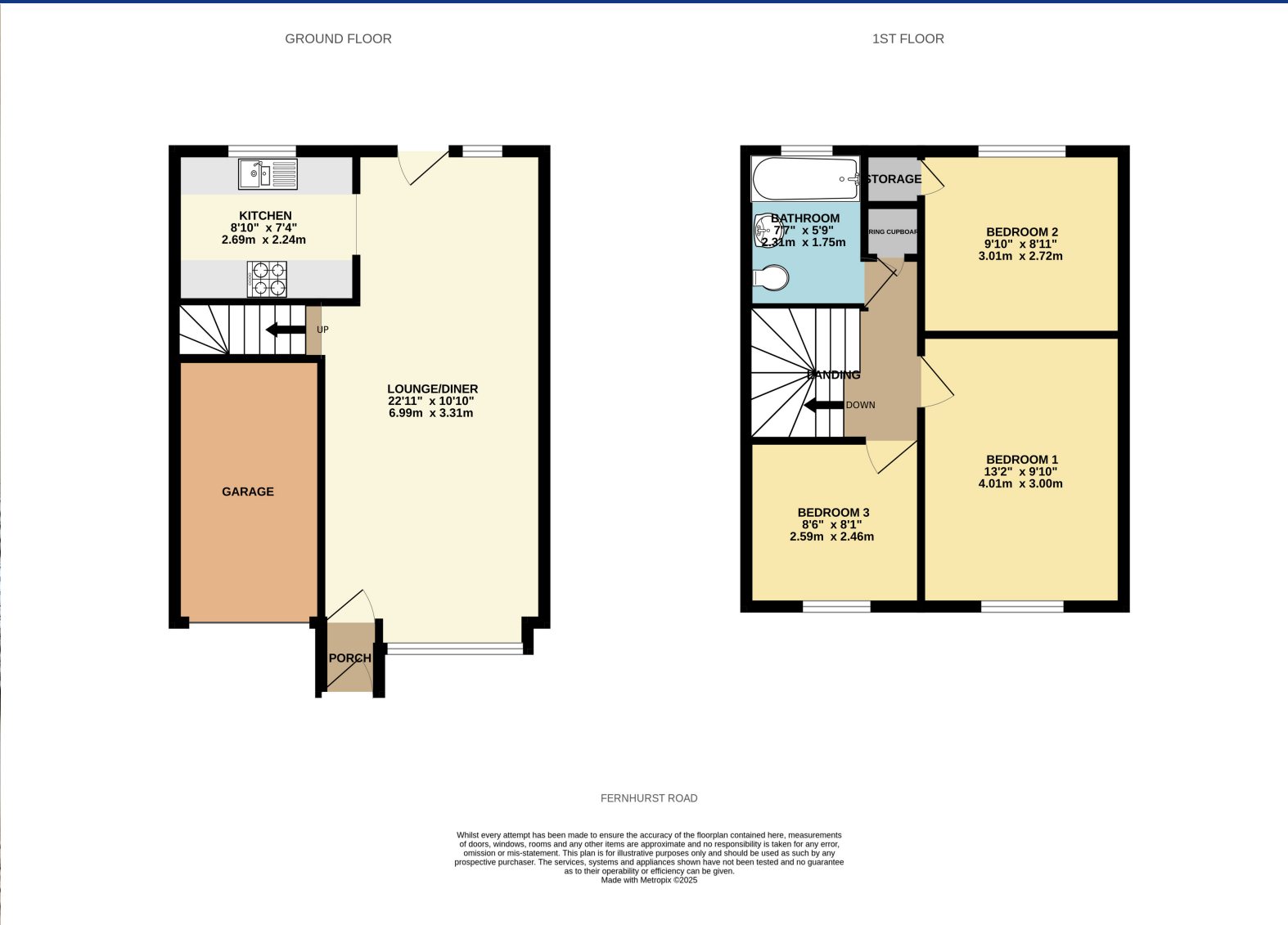
Fernhurst Road, Calcot, Reading.

£400,000 Freehold

Arins Property Services - Offered to the market is this well presented three bedroom semi detached property situated at the bottom of a quiet cul-de-sac with a backdrop of Linear Park. The property is close to various primary and secondary schools, has excellent access to junction 12 of the M4 motorway, is close to a bus route which leads to Reading town centre and is a reasonable distance from Theale train station. Further accommodation includes a lounge diner, kitchen, and a first floor family bathroom. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles, an integral garage, and an enclosed rear garden.

- Three Bedrooms
- Lounge Diner
- Kitchen
- First Floor Bathroom
- Driveway Parking
- Integral Garage
- Enclosed Rear Garden
- Close to A4 & M4 Motorway





**Property Description**

**Ground Floor**

extractor and oven, space for white goods, home to boiler.

single radiator.

**Porch**

3' 4" x 2' 10" (1.02m x 0.86m)

**Garage**

Up and over garage door, has light and power, option to convert.

**Bedroom Two**

9' 10" x 8' 11" (3.00m x 2.72m) Rear aspect double glazed window, single radiator, laminate wood flooring, built in cupboard.

**Lounge Diner**

24' 9" x 10' 10" (7.54m x 3.30m) Front aspect double glazed bay fronted window, door into garden, rear aspect double glazed window, laminate wood flooring, two double radiators, telephone point, television point, stairs leading to first floor.

**First Floor**

**Landing**

Access to all first floor rooms, loft hatch to partially boarded loft with drop down ladder, has light.

**Bedroom Three**

8' 6" x 8' 1" (2.59m x 2.46m) Front aspect double glazed window, single radiator.

**Kitchen**

8' 10" x 7' 4" (2.69m x 2.24m) Rear aspect double glazed window, range of base and eye level units, one and a half bowl with drainer, gas hob with

**Bedroom One**

13' 2" x 9' 10" (4.01m x 3.00m) Front aspect double glazed window, laminate wood flooring,

**Outside**

**Driveway**

Brick paved drive providing off road parking for multiple vehicles, side access into rear garden, lawned area.

**Rear Garden**

Fence enclosed rear garden, backing onto Linear Park.

**Council Tax Band**

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