



Post Horn Place, Calcot, Reading.

£500,000 Freehold

Offered to the market is this large four bed link detached property. It is located within the highly desirable Ford's Farm area, being within walking distance of the fantastic Linear Park, and also less than ten minutes drive from Reading town centre. It also offers great access to a selection of local shops and amenities, including Sainsbury's, LIDL, ALDI and Ikea. Further accommodation includes three reception rooms, a large kitchen, a downstairs WC and a refitted first floor family bathroom. Other features include a large, private enclosed rear garden, an integral garage, gas central heating, double glazed windows throughout, driveway parking for multiple vehicles.

- Four Bedrooms
- Refitted Bathroom
- Quiet Cul De Sac
- Driveway
- Three Reception Rooms
- Downstairs WC
- Large Enclosed Rear Garden
- Integral Garage

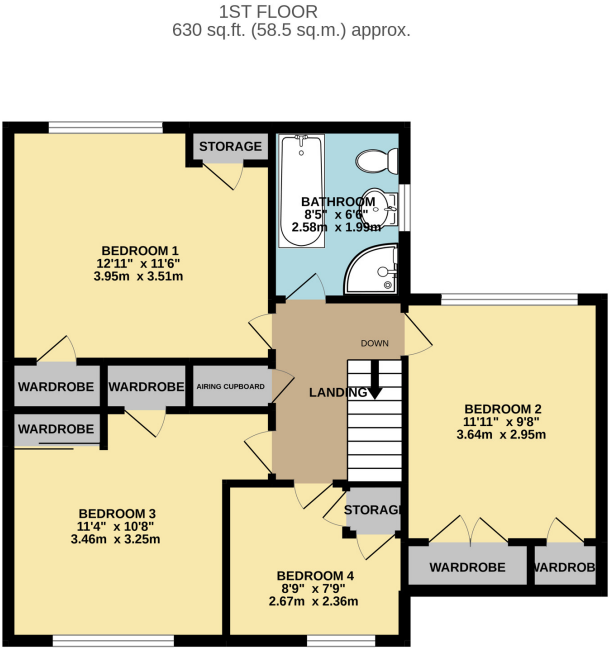
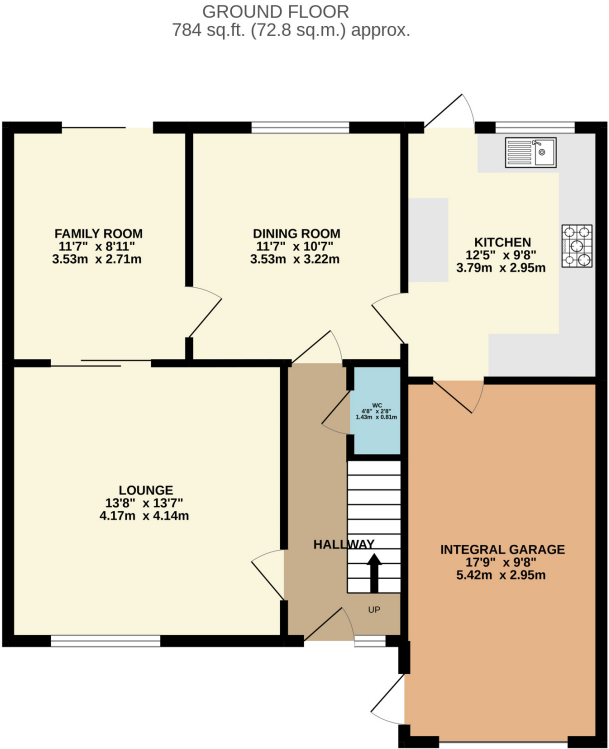




2 Post Horn Place, Calcot, Reading, Berkshire.  
RG317QE.



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TOTAL FLOOR AREA : 1414 sq.ft. (131.4 sq.m.) approx.  
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

Lounge

13' 7" x 130' 6" (4.14m x 39.78m) Carpeted floor, double radiator, TV point, two wall lights, front aspect double glazed window.

Family Room

11' 7" x 8' 11" (3.53m x 2.72m) Carpeted floor, double glazed sliding doors leading onto patio, double radiator.

Dining Room

11' 7" x 10' 7" (3.51m x 3.23m) Laminate wood flooring, water softener, telephone point, rear aspect double glazed window, double radiator.

Kitchen

12' 5" x 9' 8" (3.78m x 2.95m) Five ring gas hob, single sink with drainer, built in plinth heater, built in double oven, range of base and eye level units, small double radiator, back door leading to rear garden, rear aspect double glazed window.

Downstairs WC

4' 8" x 2' 8" (1.42m x 0.81m) Wash basin, WC, extractor fan.

Integral Garage

Boiler, electric roll up door, side entrance to driveway, has power and lighting.

First Floor

Landing

Access into all first floor rooms, loft hatch.

Bedroom One

11' 6" x 12' 11" (3.51m x 3.94m) Two build in storage cupboards, single radiator, three wall lights, rear aspect double glazed window.

Bedroom Two

9' 8" x 11' 11" (2.95m x 3.63m) Two large built in storage cupboards, single radiator, loft access, rear aspect double glazed window.

Bedroom Three

11' 4" x 10' 8" (3.45m x 3.25m) Two large built in storage cupboards, single radiator, two wall lights, front aspect double glazed window.

Bedroom Four

8' 9" x 7' 9" (2.67m x 2.36m) Built in storage cupboard, single radiator, front aspect double glazed window.

Family Bathroom

8' 5" x 6' 6" (2.57m x 1.98m) Electric shower, panel enclosed bathtub with shower, wash basin, WC, tiled flooring and walls, shaving point, heated towel rail, side aspect double glazed window.

Outside

Garden

Large and private fence enclosed rear garden, side access, good size patio with steps leading up to lawn, vegetable patch at rear.

Driveway

Driveway parking for multiple vehicles.

Council Tax Band

D

