

Millers Grove, Calcot, Reading, Berkshire. RG31.

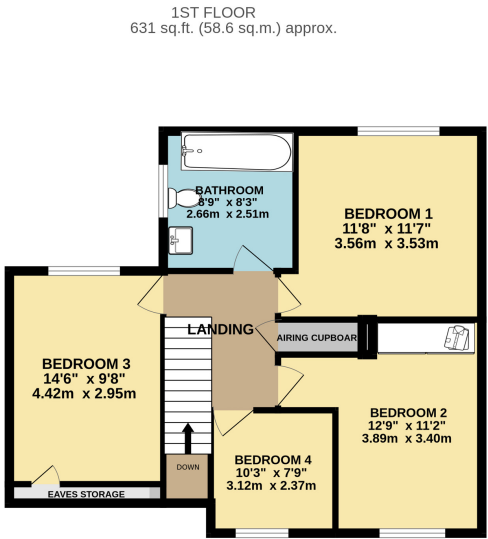
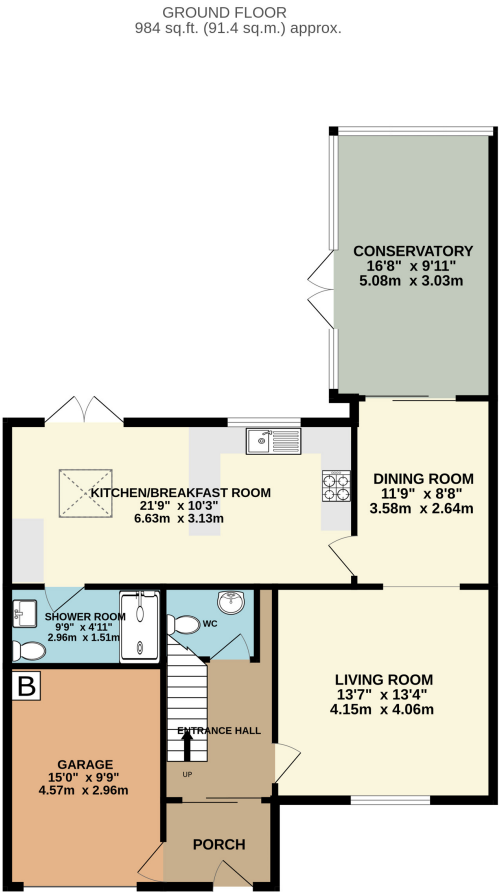
£600,000 Freehold

Arins Property Services are delighted to present this stunning four-bedroom link-detached family home on Millers Grove, ideally situated on a generous corner plot at the end of a Cul-de-sac. This spacious and extended property offers versatile living accommodation, perfect for modern family life. The ground floor features a welcoming entrance hall, a bright and airy living space, a modern downstairs WC, and a convenient downstairs shower room. The property has been extended and benefits from underfloor heating in the conservatory, providing a cosy space all year round overlooking the private, non-overlooked rear garden—ideal for relaxing or entertaining. Upstairs, you'll find four well-proportioned bedrooms and a family bathroom, all presented in excellent condition following recent refurbishment. Additional benefits include driveway parking for multiple vehicles and an attached garage. This home effortlessly combines space, comfort, and practicality in a sought-after residential location.

- Four Bedrooms
- Extended
- Renovated throughout
- Corner Plot
- Driveway Parking
- Three Toilets







TOTAL FLOOR AREA : 1615 sq.ft. (150.0 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

Porch

7' 0" x 5' 5" (2.13m x 1.65m)

Garage

9' 9" x 15' 0" (2.97m x 4.57m)

Entrance Hall

accessed via porch

Downstairs WC

5' 10" x 4' 7" (1.78m x 1.40m)

Lounge

13' 7" x 13' 4" (4.14m x 4.06m)

Dining Room

8' 8" x 11' 9" (2.64m x 3.58m)

Kitchen

21' 9" x 10' 3" (6.63m x 3.12m)

Conservatory

9' 11" x 16' 8" (3.02m x 5.08m)

Shower Room

9' 9" x 4' 11" (2.97m x 1.50m)

First Floor

Bedroom One

11' 7" x 11' 8" (3.53m x 3.56m)

Bedroom Two

11' 2" x 12' 9" (3.40m x 3.89m)

Bedroom Three

9' 8" x 14' 6" (2.95m x 4.42m)

Bedroom Four

7' 9" x 10' 3" (2.36m x 3.12m)

Outside

Driveway Parking

Private Rear Garden

Side access into garden

Council Tax Band

E

