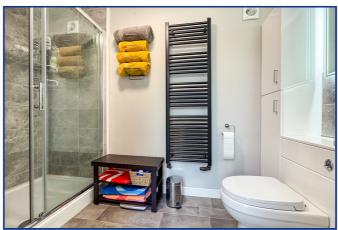
Millers Grove, Calcot, Reading, Berkshire. RG31.



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Millers Grove, Calcot, Reading, Berkshire. RG31.

Arins Property Services are delighted to present this stunning fourbedroom 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 wellproportioned 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





£600,000 Freehold

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





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)

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

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)



TOTAL FLOOR AREA: 1615 sq.ft. (150.0 sq.m.) appro Whilst every attempt has been made to ensure the accuracy of the floorplan contained to of doors, windows, nooms and any other items are approximate and no responsibility ormission or mis-statement. This plan is for illustrative purposes only and should be us ropropertue nurrhaser. The sensitives, systems and anomalonese shown have not here here

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

GROUND FLOOR 984 sq.ft. (91.4 sq.m.) approx 1ST FLOOR 631 sq.ft. (58.6 sq.m.) approx.



ft. (150.0 sq.m.) approx. y of the floorplan contained here, measurement mate and no responsibility is taken for any error, poses only and should be used as such by any is shown have not been tested and no guarante ency can be given.

Council Tax Band

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