

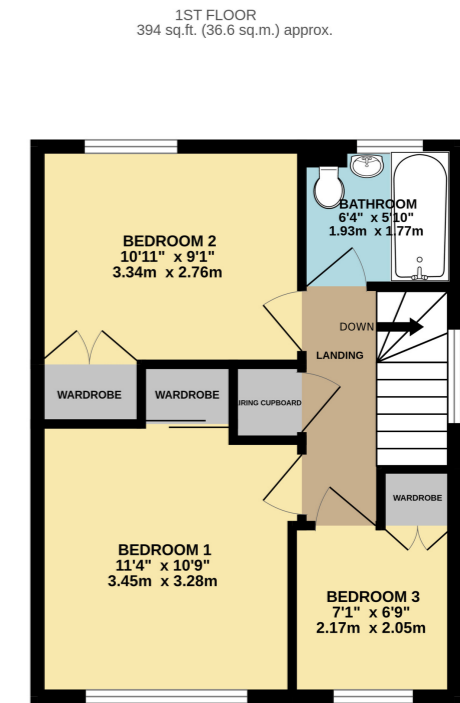
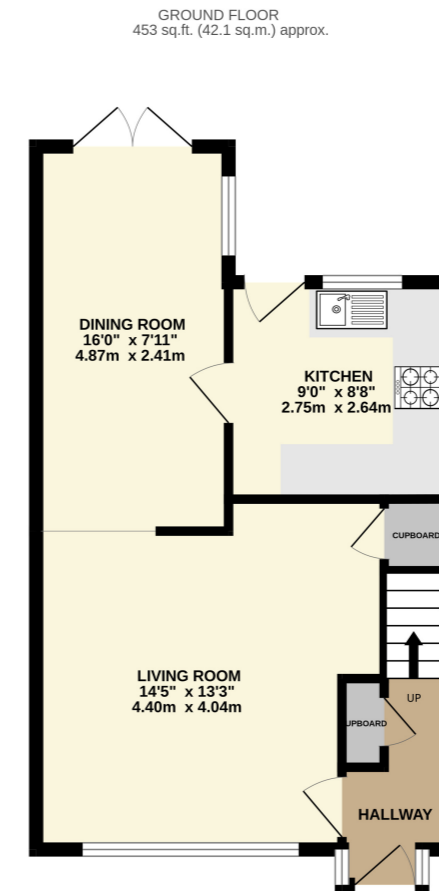


Mackay Close, Calcot, Reading.

£375,000 Freehold

Arins Tilehurst - Offered to the market is this well presented, three bedroom semi detached family home. It is situated in the popular Ford's Farm area which provides excellent access to local schools, shops and amenities such as Aldi and Lidl, direct bus links to the town centre, is walking distance from Linear Park, and provides great access to the A4 Bath Road and M4. Further accommodation includes a living room, extended dining room, kitchen, and a refitted family bathroom. Other features include a well maintained rear garden, garage in a separate block, ample parking, gas central heating and double glazed windows throughout.

- Three Bedrooms
- Living Room
- Dining Room
- Kitchen
- Refitted Bathroom
- Garage in Nearby Block
- Close to A4 & M4 Motorway
- Close to Linear Park



TOTAL FLOOR AREA : 848 sq.ft. (78.7 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

#### Entrance Hall

Two side aspect double glazed windows, stairs leading to first floor, double radiator, telephone point, laminated wood flooring.

#### Living Room

14' 5" x 13' 3" (4.39m x 4.04m) Front aspect double glazed window, double radiator, under stairs cupboard, laminated wood flooring.

#### Dining Room

16' 0" x 7' 11" (4.88m x 2.41m) French doors leading to garden, side aspect double glazed window, downlights, double radiator, single radiator, laminated wood flooring.

### Kitchen

9' 0" x 8' 8" (2.74m x 2.64m) Rear aspect double glazed window, door leading to garden, range of base and eye level units, gas hob with extractor fan, built in oven, single bowl sink with draining board, space for white goods, partly tiled walls, tiled floor.

### First Floor

#### Landing

Side aspect double glazed window, access to all first floor rooms and airing cupboard, loft hatch.

#### Bedroom One

11' 1" x 10' 9" (3.38m x 3.28m) Front aspect double glazed window, built in wardrobe, double radiator, laminated wood flooring.

### Bedroom Two

11' 0" x 9' 1" (3.35m x 2.77m) Rear aspect double glazed window, built in wardrobe, single radiator, laminated wood flooring.

### Bedroom Three

7' 1" x 6' 9" (2.16m x 2.06m) Front aspect double glazed window, built in wardrobe, single radiator, laminated wood flooring.

### Family Bathroom

6' 4" x 5' 10" (1.93m x 1.78m) Rear aspect double glazed window, panel enclosed bath with shower, low level wc, pedestal wash basin, double radiator, tiled floor and walls.

### Outside

#### Rear Garden

Well maintained fence enclosed rear garden which comprises of a good sized patio to the rear of the property that leads onto a good sized lawn. There is also a rear and side access and a shed at the rear of the garden.

#### Garage

Single garage in nearby block.

#### Parking

Ample on street parking and a parking space space in front of the garage.

#### Council Tax Band

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