

## Balfour Drive, Calcot, Reading.

**£550,000 Freehold**

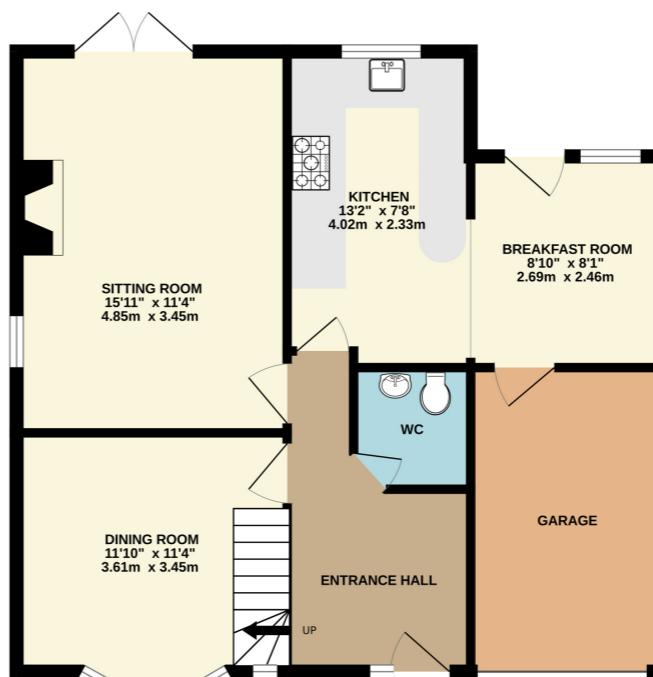
Arins Property Services - Offered to the market is this four bedroom detached family home which sides onto open fields. The property is close to various primary and secondary schools, has excellent access to junction 12 of the M4 motorway, is close to a bus route which leads to Reading town centre and is a reasonable distance from Theale train station. Further accommodation includes three separate reception areas, fitted kitchen, breakfast area, downstairs WC and family bathroom. Other features include gas central heating, double glazed windows, driveway parking, single garage, and an enclosed rear garden.

- Four Bedrooms
- Three Reception Rooms
- Kitchen / Breakfast Room
- Garage
- Driveway Parking
- Enclosed Rear Garden
- Double Glazed Windows
- Gas Central Heating
- Four Piece Bathroom Suite

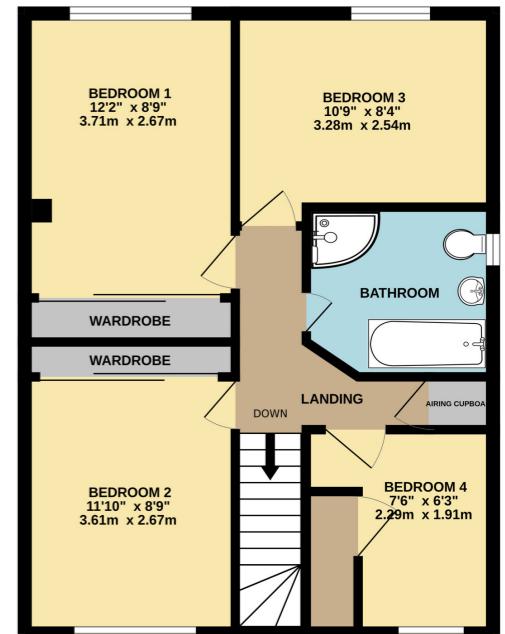




GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1167 sq.ft. (108.4 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

#### Entrance Hall

Stairs leading to first floor, access to dining room, lounge, downstairs WC, and kitchen / breakfast room.

#### Lounge

15'11" x 11'4" (4.85m x 3.45m) Double glazed patio doors leading to rear garden, side aspect double glazed window, feature fireplace.

#### Dining Room

11'10" x 11'4" (3.61m x 3.45M) Front aspect raised double glazed bay window.

#### Kitchen

13'2" x 7'8" (4.02m x 2.33m) Rear aspect double glazed window, range of eye and base level units, gas hob, fitted electric oven, and fitted extractor.

### Breakfast Room

8'10" x 8'1" (2.69m x 2.46m) Rear aspect double glazed window, rear aspect double glazed door to rear garden.

### Downstairs WC

Low level WC, wash hand basin.

### First Floor

#### Landing

Access to all four bedrooms and family bathroom. Airing Cupboard.

#### Bedroom One

12'2" x 8'9" (3.71m x 2.67m) Rear aspect double glazed window, built in wardrobe.

### Bedroom Two

11'10" x 8'9" (3.61m x 2.67m) Front aspect double glazed window, built in wardrobe, storage area set over stairs.

### Bedroom Three

10'9" x 8'4" (3.28m x 2.54m) Rear aspect double glazed window.

### Bedroom Four

7'6" x 6'3" (2.29m x 1.91m) Front aspect double glazed window. Storage Cupboard.

### Family Bathroom

Side aspect double glazed window. Four piece bathroom suite comprising of low level WC, wash basin, panel enclosed bath, walk in shower.

### Outside

#### Driveway Parking

To the front of the property is tarmac driveway parking for two vehicles and further level gravel / stone section that can be used for parking. Large turning area set to front of the property where property is set at the end of lane.

#### Rear Garden

Enclosed by wood panel fencing, side access to either side of the property, paved patio area with steps to raised section laid mainly to lawn.

#### Garage

Up and over front aspect garage door, has light and power.

#### Council Tax Band

E