

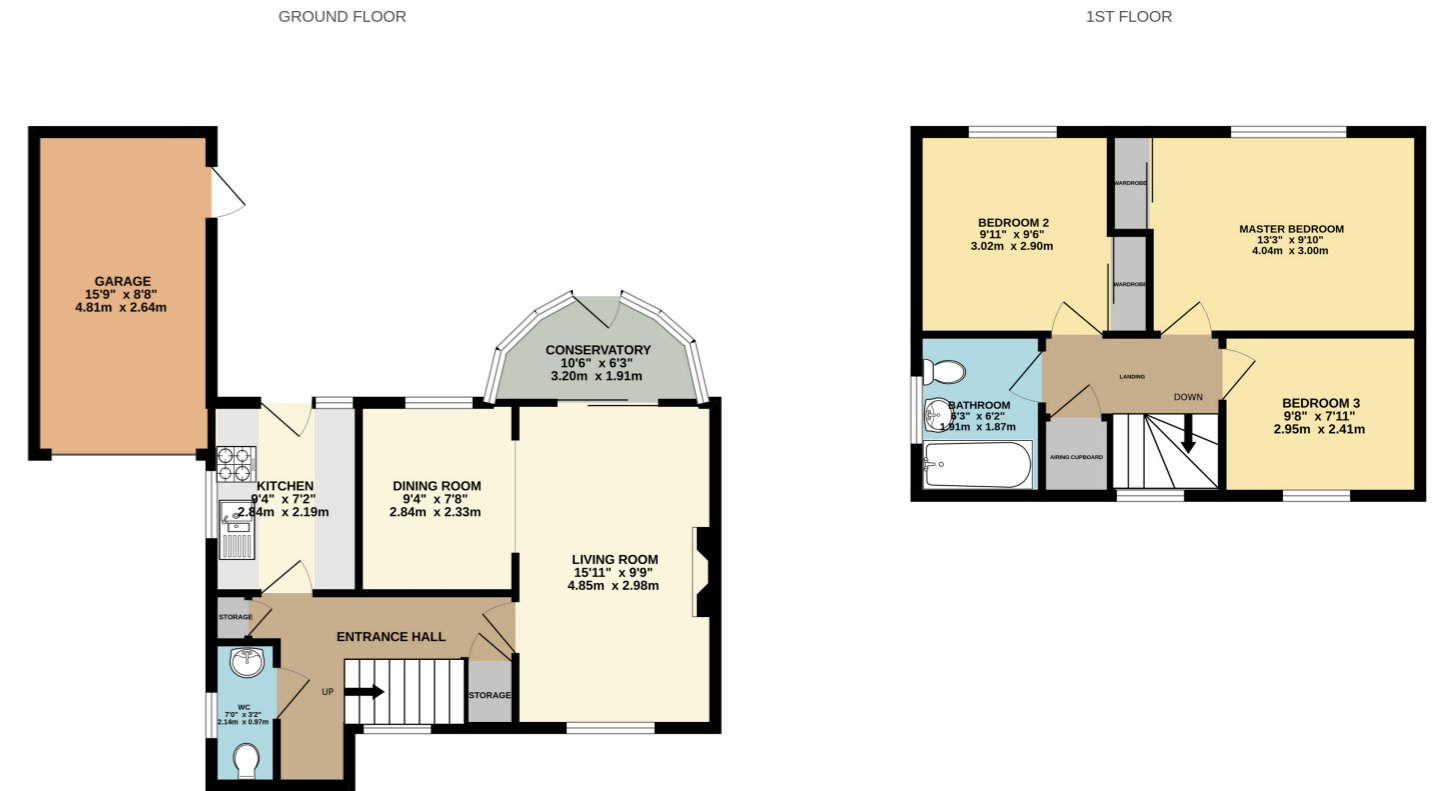


Palmera Avenue, Calcot, Reading.

£450,000 Freehold

Arins Tilehurst - Offered to the market is this three bedroom detached family home with potential to extend (SSTP). The property has excellent access to junction 12 of the M4 motorway, while being close to various local shops and amenities which includes a Sainsbury's superstore and an IKEA. It also benefits from being a short walk to linear park. Further accommodation includes a living room, a dining room, a kitchen, a conservatory, a downstairs wc, and a family bathroom. Other features include a connected garage which has been partially converted to an office, driveway parking, a beautifully presented private rear garden, double glazed windows throughout and gas central heating.

- Three Bedrooms
- Living Room
- Dining Room
- Kitchen
- Downstairs WC
- Driveway Parking
- Converted Garage
- Close to Linear Park



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

Offers access to the kitchen, living room, and downstairs wc, two storage cupboards and stairs leading to first floor,.

#### Living Room

9' 9" x 15' 11" (2.97m x 4.85m) Front aspect double glazed window, sliding doors leading to conservatory, access to dining room, feature electric fireplace, TV point, two single radiators.

#### Dining Room

7' 8" x 9' 4" (2.34m x 2.84m) Rear aspect double glazed window, single radiator.

#### Conservatory

6' 3" x 10' 6" (1.91m x 3.20m) Rear door leading to patio, single radiator.

### Kitchen

7' 2" x 9' 4" (2.18m x 2.84m) Rear aspect double glazed window, side aspect double glazed window, rear door leading to patio, range of base and eye level units, 1.5 bowl sink with draining board, freestanding double oven with electric hob and extractor hood, built in microwave, built in fridge, built in freezer, space for washing machine, tiled floor, partly tiled walls, boiler.

### Downstairs WC

3' 2" x 7' 0" (0.97m x 2.13m) Side aspect double glazed window, low level wc, wash basin, single radiator.

### Garage

8' 8" x 15' 9" (2.64m x 4.80m) Partially converted garage that is used by the current owner as an office.

### First Floor

#### Landing

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

#### Master Bedroom

13' 3" x 9' 10" (4.04m x 3.00m) Rear aspect double glazed window, single radiator, built in wardrobe, range of fitted units.

#### Bedroom Two

9' 6" x 9' 11" (2.90m x 3.02m) Rear aspect double glazed window, single radiator, built in wardrobe.

#### Bedroom Three

9' 8" x 7' 11" (2.95m x 2.41m) Front aspect double glazed window, single radiator.

### Family Bathroom

6' 2" x 6' 3" (1.88m x 1.91m) Side aspect double glazed window, low level wc, pedestal wash basin, panel enclosed bath with shower, single radiator, tiled walls.

### Outside

#### Parking

Driveway parking for two vehicles.

#### Garden

Beautifully maintained rear garden that compromises of a patio to the rear of the property, leading on to a large lawn. The property also benefits from a side access and storage shed.

#### Council Tax Band

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