

Conway Road, Calcot, Reading, Berkshire. RG31.



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£575,000 Freehold

Arins Property Services are delighted to offer this immaculately presented and extended five-bedroom semi-detached home in the popular area of Calcot. Built in the 1990s and extended in the 2010s, the property offers spacious and flexible living ideal for families. The ground floor features a large, light-filled living/dining room, a second reception room, a modern kitchen with utility area, and a downstairs WC. Upstairs are five well-proportioned bedrooms, including four doubles and a master with en-suite, along with a family bathroom. Externally, the home benefits from driveway parking for multiple cars, a private rear garden with side access, and an outbuilding suitable for storage or conversion (STPP). Located on Conway Road, the property is close to excellent schools, local amenities, Calcot Recreation Ground, and provides easy access to the M4 motorway, bus routes, and Sainsbury's supermarket.

- Extended Five Bedroom Home
- Immaculate Condition
- Multiple Reception Rooms Downstairs
- Ensuite Bathroom to Bedroom One
- Two Bathrooms
- Seperate Utility Area

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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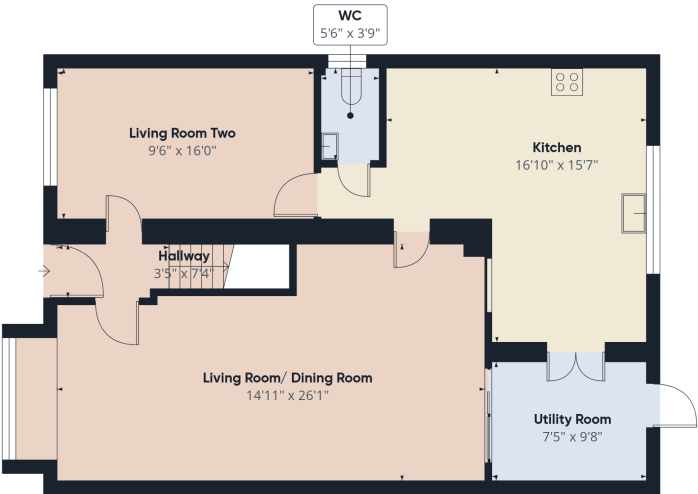
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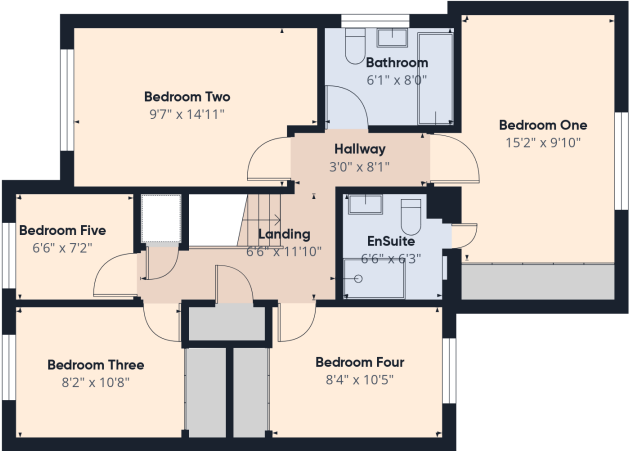
Property Description

Council Tax Band

D



Floor 0



Floor 1

Approximate total area^m
1633 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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