



**Sharnwood Drive, Calcot, Reading, Berkshire.
RG31.**

£350,000 Freehold

Arins are delighted to present this three-bedroom house located in a quiet cul-de-sac on Sharnwood Drive. The property features a welcoming entrance hall with downstairs WC, leading into a bright and spacious lounge/diner ideal for both relaxing and entertaining. The kitchen offers ample storage and overlooks the rear garden, while a conservatory to the rear provides additional living space with direct access outside. Upstairs comprises two double bedrooms, a single bedroom, and a family bathroom. Externally, the home benefits from a private rear garden, driveway parking, and a garage. Conveniently positioned within walking distance of shops on Bath Road, including Lidl, Aldi, and a new Greggs, the property also offers excellent transport links with easy access to the M4, regular bus routes to Reading Station, and nearby Linear Park ideal for families and dog walkers.

- Three Bedrooms
- Garage & Driveway Parking
- Downstairs Toilet
- Cul De Sac Location
- Walking Distance To Local Shops & Transport Links
- Private Rear Garden



Floor 0



Floor 1

Approximate total area^m
946 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.

GIRAFFE360



Property Description

Council Tax Band

C

