



Acorn Walk, Calcot, Reading.

£375,000 Freehold

Offered to the market is this four bedroom end of terrace home, the property has excellent access to junction 12 of the M4 motorway and close to the A4 leading to Newbury, while having reasonable access to Tilehurst Village, is close to a bus route leading to Reading town centre plus various local shops and amenities. Further accommodation includes a lounge, separate dining room, downstairs WC, fitted kitchen and a refitted first floor bathroom. Other features include gas central heating, double glazed windows, an enclosed rear garden with access to a single private garage and driveway parking.

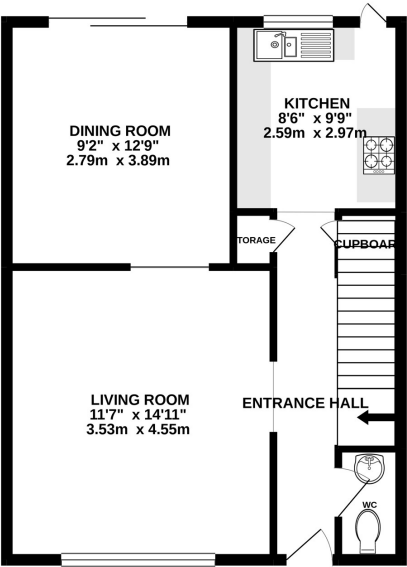
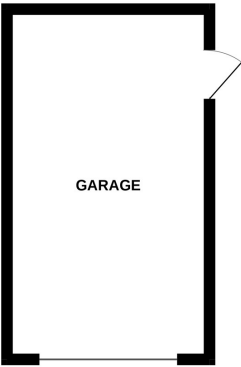
- Four Bedrooms
- Two Reception Rooms
- Downstairs WC
- Refitted Bathroom
- Driveway Parking
- Single Garage
- Gas Central Heating
- Double Glazed Windows



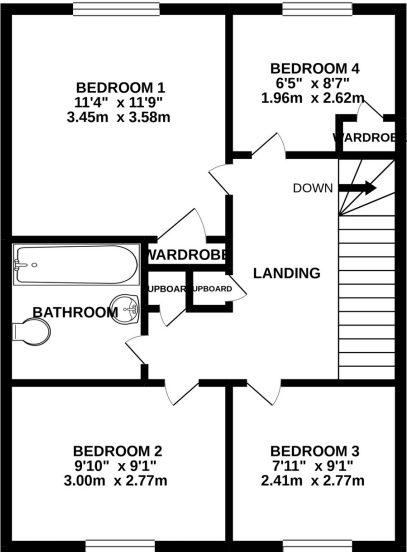




GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 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

Downstairs WC

Low level WC, wash hand basin, extractor fan.

Entrance Hall

Stairs leading to first floor, laminated flooring, single radiator, access to lounge, downstairs WC and kitchen.

Lounge

14' 11" x 11' 7" (4.55m x 3.53m) Front aspect double glazed window, double radiator, TV point, archway to dining room, laminated flooring.

Dining Room

12' 9" x 9' 2" (3.89m x 2.79m) Sliding patio door leading to rear garden, laminated flooring, serving hatch, double radiator.

Kitchen

9' 9" x 8' 6" (2.97m x 2.59m) Rear aspect double glazed window, a range of eye and base level units, one and half bowl with drainer, plumbing for washing machine, space for dishwasher, range cooker and fridge/ freezer, door leading to rear garden.

First Floor

Landing

Airing cupboard, separate storage cupboard, loft hatch and access to all first floor rooms,

Bedroom One

11' 9" x 11' 4" (3.58m x 3.45m) Rear aspect double glazed window, single radiator, built in wardrobe.

Bedroom Two

9' 10" x 9' 1" (3.00m x 2.77m) Front aspect double glazed window, laminated flooring, double radiator.

Bedroom Three

9' 1" x 7' 11" (2.77m x 2.41m) Front aspect double glazed window, laminated flooring, single radiator.

Bedroom Four

8' 7" x 6' 5" (2.62m x 1.96m) Rear aspect double glazed window, single radiator, built in wardrobe.

Bathroom

Side aspect double glazed window, panel enclosed bath with separate shower, low level WC, pedestal wash hand basin, heated towel rail.

Outside

Rear Garden

The rear garden is enclosed by wooden panel fencing, separate paved patio, steps leading to separate lawned area, access to single garage.

Single Garage

Up and over garage door, with an allocated parking space at the front of the garage.

Council Tax Band