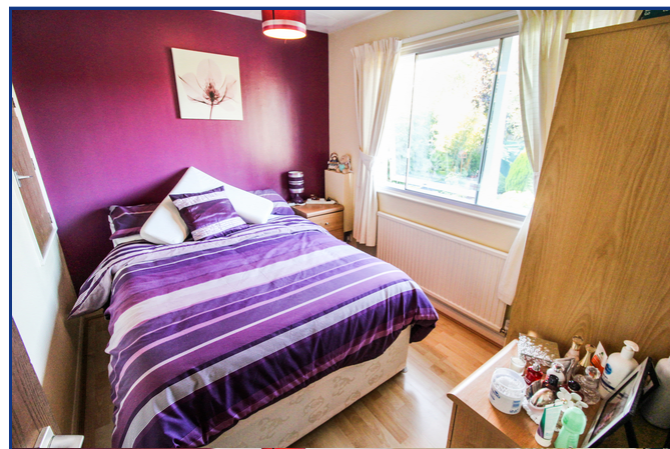


23 Hatfield Court, Calcot, Reading, Berkshire. RG31 7AN.



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£375,000 Freehold

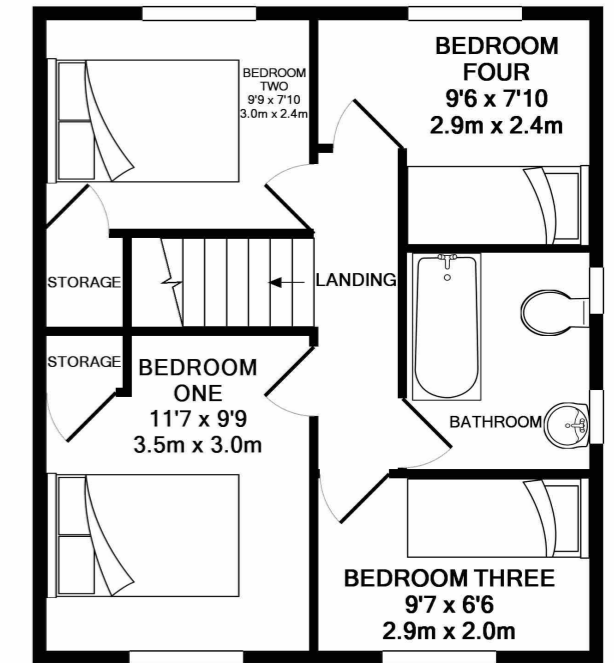
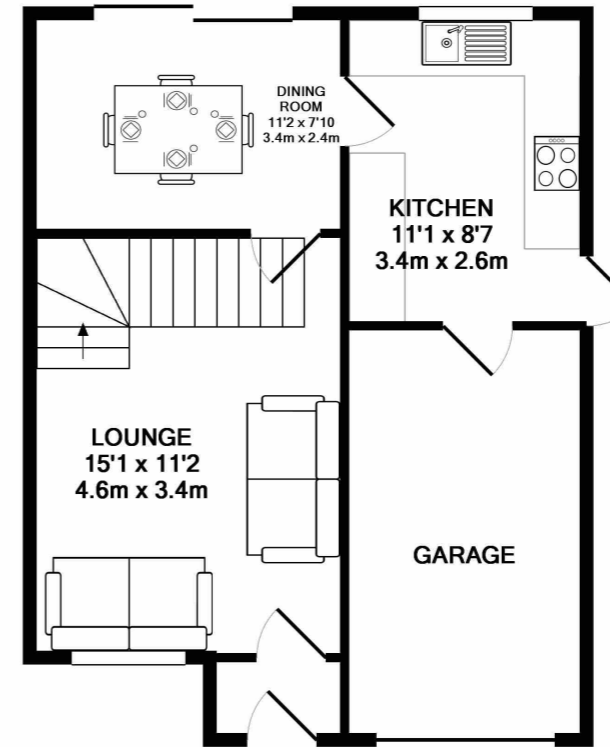
Offered to the market is this four bedroom semi detached family home, situated within a small cul de sac. The property has excellent access to junction 12 of the M4 motorway, is close to a bus route leading to Reading to centre, while having reasonable access to various primary and secondary schools and a variety of local shops and amenities. Further accommodation includes a lounge, separate dining room and a fitted kitchen. Other features include double glazed windows, gas central heating, driveway parking, single garage and a large enclosed rear garden.

- Four Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Single Garage
- Driveway Parking
- Double Glazed Windows
- Fitted Kitchen
- Enclosed Rear garden

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.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



GROUND FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 porch

Door to lounge

Lounge

15' 1" x 11' 2" (4.60m x 3.40m) Front aspect double glazed window, double radiator, TV point, telephone point, stairs leading to first floor, door to dining room.

Dining Room

11' 2" x 7' 10" (3.40m x 2.39m) Patio door leading to rear garden, two double radiators, laminated flooring, door to kitchen.

Kitchen

8' 7" x 11' 1" (2.62m x 3.38m) Rear aspect double glazed window, a range of eye and base level units, one and a half bowl bowl with drainer, double radiator, fitted gas hob with extractor fan overhead plus separate electric oven and grill, space for dishwasher, plumbing for washing machine, space for fridge, door offering side access, door to single garage.

First Floor

Landing

Access to all bedrooms and bathroom.

Bedroom One

11' 7" x 9' 9" (3.53m x 2.97m) Front aspect double glazed window, double radiator, telephone point, overstairs cupboard.

Bedroom Two

9' 9" x 7' 10" (2.97m x 2.39m) Rear aspect window, single radiator, overstairs cupboard.

Bedroom Three

9' 7" x 6' 6" (2.92m x 1.98m) Front aspect double glazed window, single radiator.

Bedroom Four

9' 6" x 7' 10" (2.90m x 2.39m) Rear aspect window, single radiator.

Bathroom

Two Side aspect double glazed windows, panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin, two single radiators.

Outside

Front Garden

Driveway parking for a number a vehicles, separate lawned area and mature hedges.

Single Garage

Up and over garage door, light and power.

Rear Garden

The rear garden is enclosed by wood panel fencing, paved patio enclosed by picket fencing and access to a large lawned area, borders with various shrubs and flower arrangements, wooden side gate and shed.

Council Tax Band