

4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk



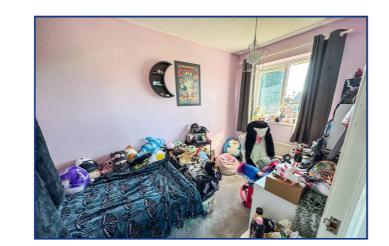














Calshot Place, Calcot, Reading.

£425,000 Freehold

Offered to the market is this extended three bedroom semi detached home, the property is situated at the end of a cul-de-sac, is close to various local shops and schools, has excellent access to junction 12 of the M4 motorway and is on a bus route leading to Reading town centre. Further accommodation includes a lounge, refitted kitchen, separate dining room, utility room, and downstairs shower room. Other features include gas central heating, double glazed windows, driveway parking and enclosed rear garden.

- Three Bedrooms
- Two Separate Reception Rooms
- Refitted Bathroom
- Refitted Kitchen
- Wet Room
- Utility Room
- Driveway Parking
- Enclosed Rear Garden





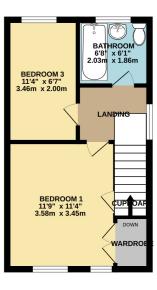
GROUND FLOOR 629 sq.ft. (58.4 sq.m.) approx.

13'3" x 10'6"
4.03m x 3.21m

10'8" x 7'11"
3.26m x 2.42m

ENTRANCE-MAL

1ST FLOOR 306 sq.ft. (28.5 sq.m.) approx.



CALSHOT PLACE, CALCOT, READING, BERKSHIRE, RG31 7DA

TOTAL FLOOR AREA: 935 sg.ft. (86.9 sg.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 entro, omission or mis-statement. This plan is no fall flattative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been lested and no guarante as to their opinishing or efficiency can be given.

### **Property Description**

### **Ground Floor**

### **Entrance Hall**

Stairs leading to first floor, door to lounge, double radiator, laminated flooring.

# Lounge

14' 8" x 10' 1" (4.47m x 3.07m) Front aspect double glazed window, double radiator, laminated flooring, TV point & broadband point, access to dining room.

# **Dining Room**

13' 3" x 8' 5" (4.04m x 2.57m) Access to kitchen and inner lobby, downlighters, understairs cupboard, laminated flooring, double radiator.

#### **Refitted Kitchen**

13' 3" x 10' 6" (4.04m x 3.20m) Rear aspect double glazed windows, a range of eye and base level units, fitted five ring gas hob with extractor fan overhead, plus separate electric oven with fitted microwave, double butler sink, built in dishwasher, space for large fridge freezer, floor to ceiling radiator, twin Velux windows.

### **Inner Lobby**

Door leading to rear garden, access to wet room and bedroom two, skylight, plumbing for washing machine, laminated flooring.

# **Wet Room**

Fitted shower, low level WC, pedestal wash hand basin, heated towel rail, extractor fan, downlighters.

#### **Bedroom Two**

12' 6"  $\times$  7' 11" (3.81m  $\times$  2.41m) Front aspect double glazed window, electric radiator, loft hatch, fitted wardrobes.

### First Floor

#### Landing

Access to all first floor rooms, side aspect double glazed window.

### **Bedroom One**

11' 9"  $\times$  11' 4" (3.58m  $\times$  3.45m) Front aspect double glazed window, various fitted and built in wardrobes, eye level storage units, access to overstairs cupboard,

#### **Bedroom Three**

11'  $4\text{"}\times6\text{'}$  7" (3.45m  $\times$  2.01m) Rear aspect double glazed window, single radiator.

#### Bathroom

Rear aspect double glazed window, panel enclosed bath with separate shower, low level WC, pedestal wash hand basin, single radiator, shaver point, extractor fan.

#### Outside

# Front Garden

Driveway parking for two vehicles, separate lawned area.

#### Rear Garden

The rear garden is enclosed by wood panel fencing, large decked area, separate lawned area, wooden built shed.

#### **Council Tax Band**

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