



Bath Road, Calcot, Reading.

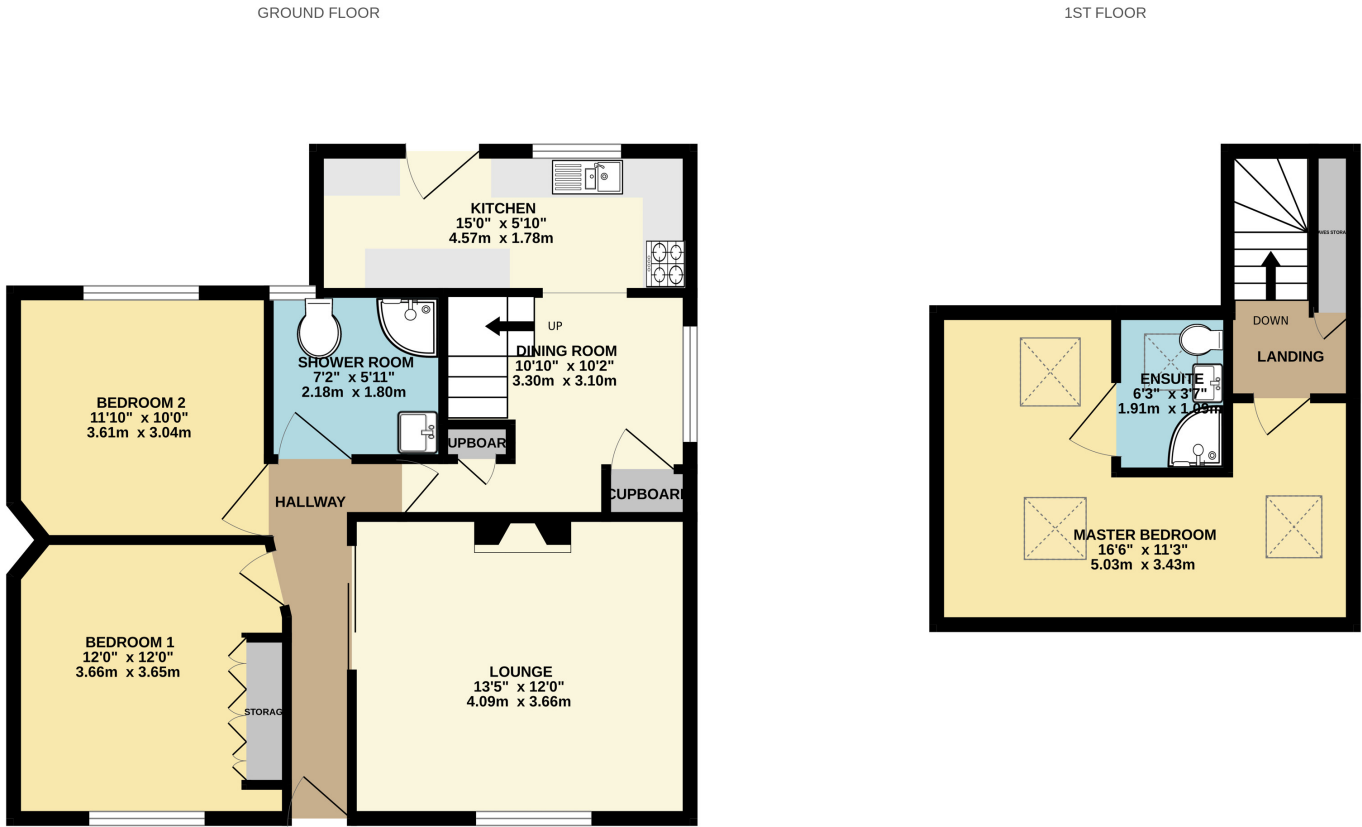
£450,000 Freehold

Arins Tilehurst - Offered to the market is this nicely presented three bedroom chalet bungalow. The property is situated in a brilliant location, having excellent access to junction 12 of the M4 motorway and the A4 which leads to Newbury, also being within walking distance to the beautiful Linear Park, while being close to various primary schools, various local shops and amenities. Further accommodation includes a lounge, kitchen, dining room, family bathroom, and an ensuite to master on the first floor. Other features include gas central heating, double glazed windows, driveway parking for multiple cars, and a large enclosed rear garden.

- Three Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Driveway Parking
- Large Enclosed Rear Garden
- Close to A4 & M4 Motorway
- Close to Reading Town Centre
- Close to Linear Park







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

Entrance Hall

Access to all ground floor rooms, single radiator.

Living Room

13' 5" x 12' 0" (4.09m x 3.66m) Front aspect double glazed window, feature fireplace with log burner, laminate wood flooring, telephone point.

Dining Room

10' 10" x 10' 2" (3.30m x 3.10m) Side aspect double glazed window, laminate wood flooring, boiler cupboard, understairs cupboard, single radiator, stairs leading to first floor.

Kitchen

15' 0" x 5' 10" (4.57m x 1.78m) Rear aspect double glazed window, range of base and eye level units, space for cooker, extractor fan, one and a half bowl with drainer, space for washing machine, fridge freezer and dishwasher, double radiator, door leading into rear garden.

Bedroom One

12' 0" x 12' 0" (3.66m x 3.66m) Front aspect double glazed window, single radiator, three built in wardrobes.

Bedroom Two

11' 10" x 10' 0" (3.61m x 3.05m) Rear aspect double glazed window, single radiator, television point.

Shower Room

7' 2" x 5' 11" (2.18m x 1.80m) Rear aspect double glazed window, low level wc, walk in shower, wash basin with vanity unit, tiled flooring, partly tiled walls.

First Floor

Master Bedroom

16' 6" MAX x 11' 3" (5.03m x 3.43m) Three skylights, eaves storage, double radiator, downlights, access into ensuite.

Ensuite

6' 3" x 3' 7" (1.91m x 1.09m) Roof window, low level wc, shower, wash basin, tiled walls, downlights.

Outside

Parking

Off road parking for multiple vehicles.

Rear Garden

Large enclosed rear garden, comprising of a raised deck to the rear of property, leading down to lower deck with hot tub, followed by a large lawn surrounded by mature trees and shrubs. Side access to front of property.

Council Tax Band