

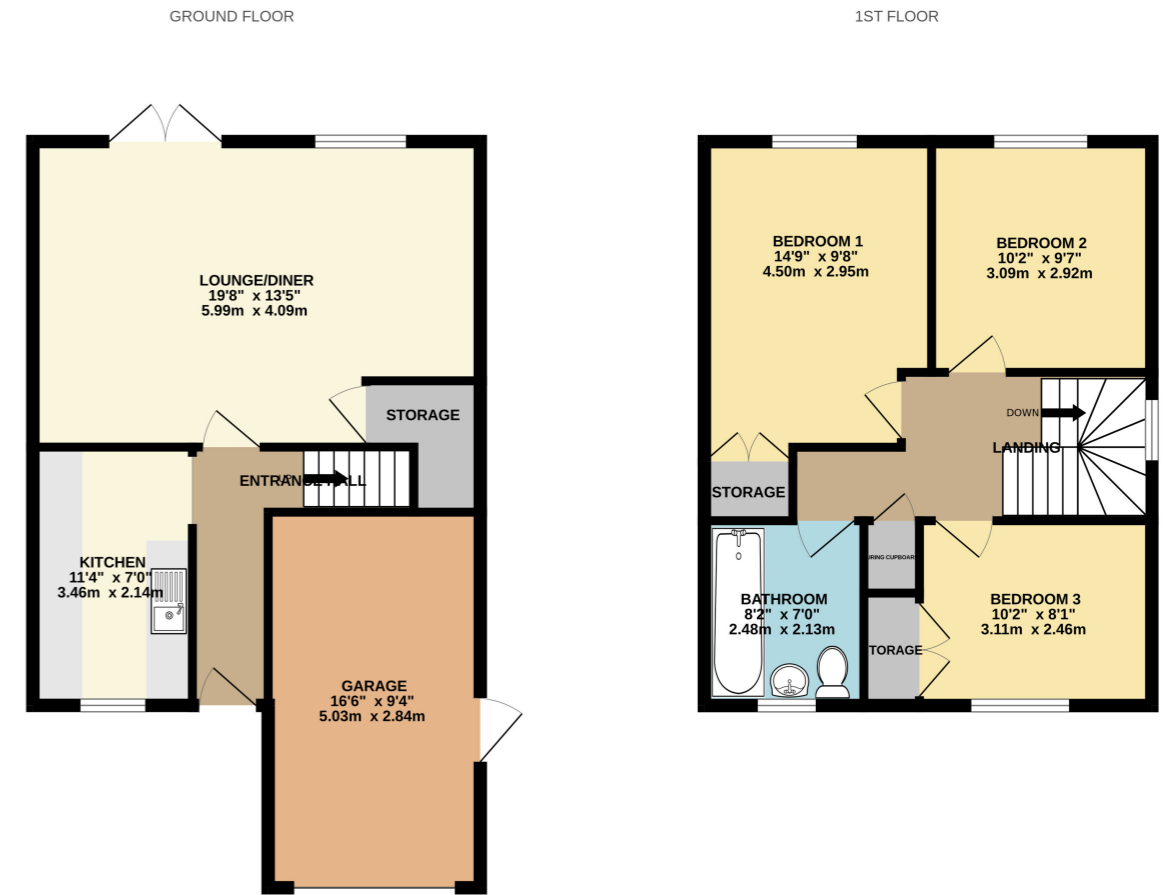


Mackay Close, Calcot, Reading.

£385,000 Freehold

Arins Tilehurst - Offered to the market is this well presented three double bedroom semi detached property with fantastic potential to extend (STPP). The property is situated in the desirable Fords Farm area, offering excellent access to a bus route leading to Reading town centre, has great access to junction 12 of the M4 motorway, while being close to various primary and secondary schools, as well as being within walking distance to the beautiful Linear Park. Further accommodation includes a lounge diner, kitchen, and a first floor family bathroom. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles, a garage, and an enclosed rear garden.

- Three Double Bedrooms
- Lounge Diner
- Garage
- Driveway Parking
- Potential to Extend (STPP)
- Enclosed Rear Garden
- Close to A4 & M4 Motorway
- 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**

Stairs leading to first floor, double radiator, telephone point, vinyl flooring.

**Lounge Diner**

19' 8" x 13' 5" (5.99m x 4.09m) Rear aspect double glazed window, two double radiators, laminate wood flooring, understairs storage, television point, telephone point, French doors into garden.

**Kitchen**

11' 4" x 7' 0" (3.45m x 2.13m) Front aspect double glazed window, laminate wood flooring, range of base and eye level units, single bowl with drainer, space for white goods, home to boiler, double radiator.

**Garage**

16' 6" x 9' 4" (5.03m x 2.84m) Up and over garage door, has light and power, fantastic potential to convert.

**First Floor**

**Landing**

Side aspect double glazed window, access to all first floor rooms, loft hatch, airing cupboard.

**Bedroom One**

14' 9" x 9' 8" (4.50m x 2.95m) Rear aspect double glazed window, laminate wood flooring, single radiator, built in wardrobe.

**Bedroom Two**

10' 2" x 9' 2" (3.10m x 2.79m) Rear aspect double glazed window, laminate wood flooring, television point, single radiator.

**Bedroom Three**

10' 2" x 8' 1" (3.10m x 2.46m) Front aspect double glazed window, single radiator, built in storage.

**Bathroom**

8' 2" x 7' 0" (2.49m x 2.13m) Front aspect double glazed window, panel enclosed bath with shower, low level wc, pedestal wash basin, heated towel rail, vinyl flooring.

**Outside**

**Driveway**

Brick paved driveway providing off road parking for multiple vehicles, lawned area in addition.

**Rear Garden**

Fence enclosed rear garden, patio area with steps up onto lawned area. Side access to front of property and garage.

**Council Tax Band**

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