

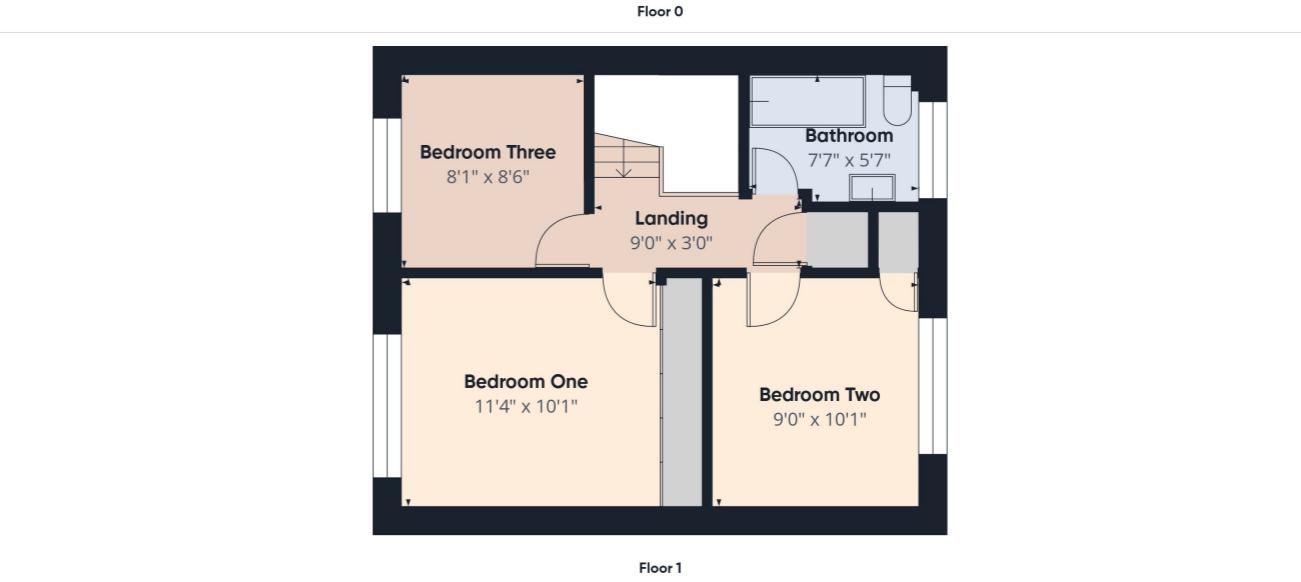
**Fernhurst Road, Calcot, Reading, Berkshire.
RG31.**

£400,000 Freehold

Arins Property Services proudly present this well-maintained three-bedroom terraced home, perfectly located in a sought-after area combining convenience and tranquillity. The property features a bright living room, separate dining area, modern kitchen, and a lovely conservatory leading to a private enclosed garden. A versatile study offers ideal space for remote working or a playroom. Upstairs includes three spacious bedrooms and a modern family bathroom. Additional benefits include gas central heating, double glazing, and driveway parking. Conveniently close to the A4, M4 (Junction 12), Linear Park, and local amenities including Sainsbury's, IKEA, shops, cafés, and schools. A perfect home for families, first-time buyers, or professionals. Early viewings highly recommended.

- Family Bathroom
- Living Room
- Kitchen
- Garden
- Driveway Parking
- Conservatory
- Close to M4 Motorway
- Close to Linear Park
- Four Bedrooms
- Excellent Location





(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property Description

Ground Floor

Living Room

22' 6" x 11' 1" (6.86m x 3.38m) Front Aspect double glazed window, TV point, access to the dining room leading into the Conservatory and onto large enclosed rear garden.

Kitchen

7' 5" x 8' 10" (2.26m x 2.69m) Rear Aspect double glazed window, a range of eye level and base level units, fridge/freezer, gas hob, washing machine, and a single bowl sink.

Bedroom Four / Study

7' 3" x 12' 10" (2.21m x 3.91m) Front aspect double glazed window, single radiator, and access to the living room.

Sunroom

8' 2" x 8' 8" (2.49m x 2.64m) 9' 11" x 9' 5" (3.02m x 2.87m)

1st Floor

Master Bedroom

11' 4" x 10' 1" (3.45m x 3.07m) 10' 1" x 11' 4" (3.07m x 3.45m) Front aspect double glazed windows, single radiator and built in triple wardrobe.

Bedroom One

8' 6" x 8' 2" (2.59m x 2.49m) Front aspect double glazed windows, built in cupboards.

Bedroom Two

9' 0" x 10' 1" (2.74m x 3.07m) 10' 1" x 9' 0" (3.07m x 2.74m) Rear aspect double glazed windows, built in double wardrobe, single radiator.

Bedroom Three

8' 1" x 8' 6" (2.46m x 2.59m) Front aspect double glazed windows, Single Room

Family Bathroom

7' 7" x 5' 7" (2.31m x 1.70m) Rear aspect double glazed windows, bath and shower, hand wash basin and WC

Outside

Driveway

Driveway parking for multiple cars.

Garden

Beautiful fence enclosed rear garden, patio area leading down to good sized lawn and storage shed

Important Note

Photos and Virtual Tour from when property first Let in February 2022.

Council Tax Band

D

