

20 Palmera Avenue, Calcot, Reading, Berkshire.  
RG31 7DZ.



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



20 Palmera Avenue, Calcot, Reading, Berkshire.  
RG31 7DZ.

£395,000 Freehold

Situated on a corner style plot is this three bedroom detached family home, with potential to extend (subject to planning permission). The property has excellent access to junction 12 of the M4 motorway, while being close to various local shops and amenities which includes a Sainsbury's superstore and an IKEA. Further accommodation includes a lounge/ dining room, downstairs WC, fitted kitchen and first floor bathroom. Other features includes gas central heating, double glazed windows, driveway parking, separate carport, single garage and an enclosed rear garden.

- Three Bedrooms
- Lounge/ Dining Room
- Downstairs WC
- Driveway Parking
- Single Garage
- Enclosed Rear Garden
- Potential to Extend
- Gas Central Heating

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.

Please  
recycle  
me



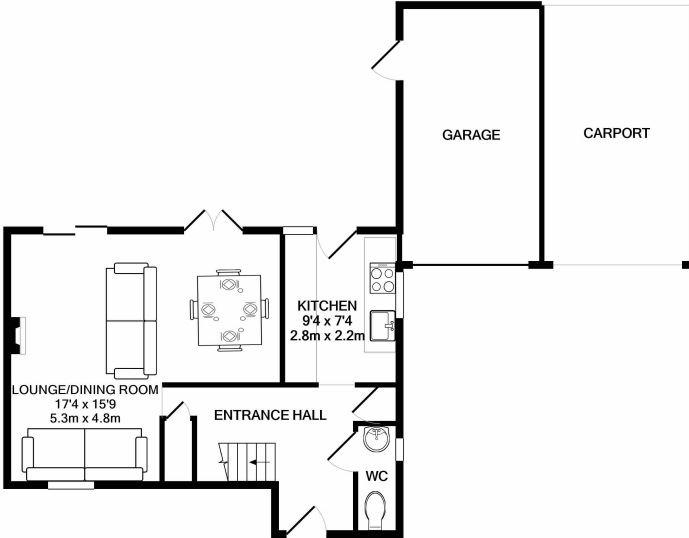
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



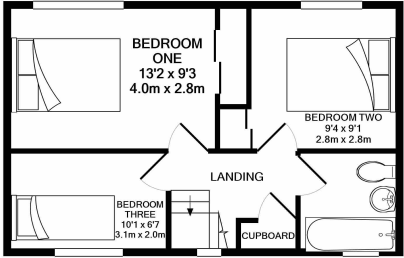
20 Palmera Avenue, Calcot, Reading, Berkshire.  
RG31 7DZ.



Have you visited our website for our latest property listings?  
www.arins.co.uk



GROUND FLOOR



1ST FLOOR

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  
Made with Metropix ©2020

Property Description

Ground Floor

Entrance Hall

Stairs leading to first floor, wooden flooring, single radiator, access all ground floor rooms.

Downstairs WC

Side aspect double glazed window, low level WC, wash hand basin housed by vanity unit, heated towel rail, tiled walls.

Lounge/ Dining Room

17' 4" Max x 15' 9" Max (5.28m x 4.80m) Front aspect double glazed window, feature electric fireplace, french doors leading to rear garden and separate patio doors also leading to rear garden, wooden flooring, two floor to ceiling radiators, TV point.

Kitchen

9' 4" x 7' 4" (2.84m x 2.24m) Rear and side aspect double glazed windows, a range of eye and base level units, fitted electric hob with extractor fan overhead plus separate electric oven, one half bowl with drainer, space for fridge, plumbing for dishwasher, door leading to rear garden.

First Floor

Landing

Front aspect double glazed window, airing cupboard, loft hatch.

Bedroom One

13' 2" x 9' 3" (4.01m x 2.82m) Rear aspect double glazed window, wooden flooring, built in wardrobes with mirrored doors, single radiator.

Bedroom Two

9' 4" x 9' 1" (2.84m x 2.77m) Rear aspect double glazed window, single radiator, built in wardrobe, wooden flooring.

Bedroom Three

10' 1" x 6' 7" (3.07m x 2.01m) Front aspect double glazed window, wooden flooring, single radiator.

Bathroom

Front aspect double glazed window, panel enclosed bath with separate shower, low level WC, pedestal wash hand basin, fitted mirror, tiled flooring.

Outside

Front Garden

Lawned area, driveway parking for two vehicles, access to garage and separate carport.

Garage

Up and over garage door, access to rear garden, light and power, plumbing for washing machine, space for tumble dryer.

Rear Garden

The rear garden is enclosed by wood panel fencing, paved patio area leading to a separate lawned area, borders with small stones and mature shrubs, wooden gate providing side access, access to additional garden space and carport.

Council Tax Band