

65 Willow Tree Glade, Calcot, Reading, Berkshire.  
RG317AZ.



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



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RG31.

£345,000 Freehold

Arins Property Services are delighted to present this well presented two bedroom semi-detached house. Tucked away at the end of a quiet residential road, the property occupies a prime corner plot position with exceptional privacy and a peaceful setting. Backing directly onto Linear Park, the home boasts a stunning wrap-around garden—completely private with no overlooking properties, making it a true outdoor sanctuary. Inside, the property offers two generously sized double bedrooms, ideal for families, couples, or those needing a guest room or home office. Downstairs you have the light filled kitchen to the rear with direct access into the garden and also the lounge at the front of the house. Additional benefits include an allocated parking space, side access into the garden and easy access to local amenities, green spaces, and transport links.

- Two Double Bedrooms
- Allocated Parking
- Corner Plot Garden
- Freehold
- Close To Local Amenities & Parks
- Semi-Detached House

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.

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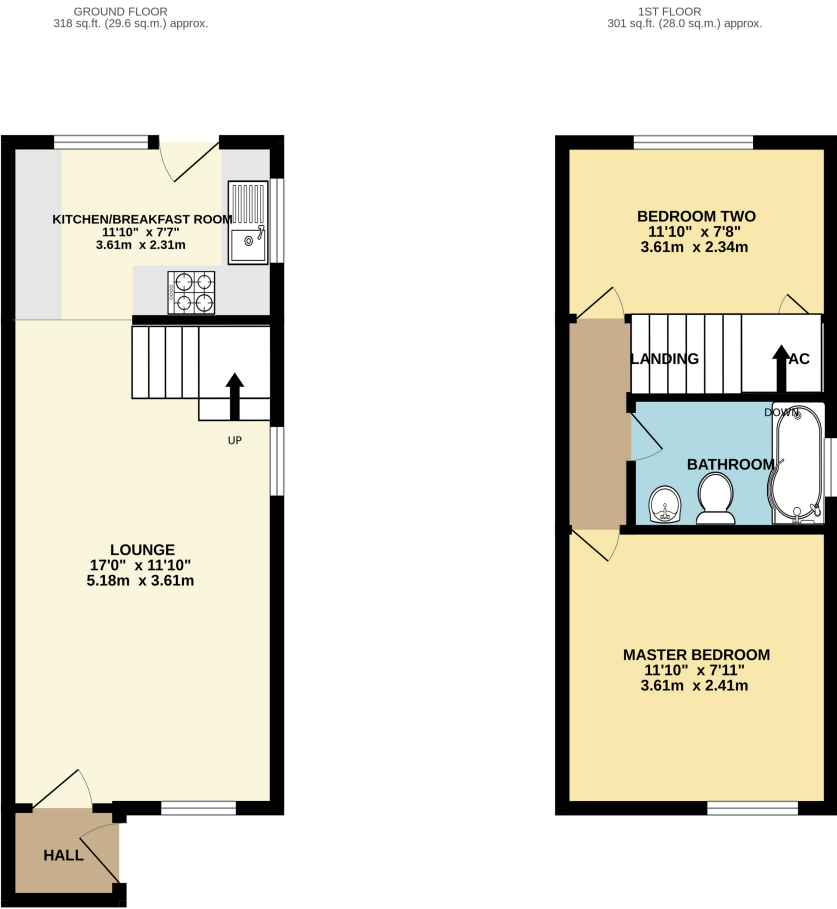
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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TOTAL FLOOR AREA: 619 sq.ft. (57.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	Bathroom
Entrance Porch	4' 11" x 8' 6" (1.50m x 2.59m)
Living Room	Outside
11' 10" x 17' 0" (3.61m x 5.18m)	Allocated Parking
Kitchen	Private Rear Garden
11' 10" x 7' 7" (3.61m x 2.31m)	Council Tax Band
First Floor	D
Bedroom One	
11' 10" x 7' 11" (3.61m x 2.41m)	
Bedroom Two	
11' 10" x 7' 8" (3.61m x 2.34m)	