

26 Willow Tree Glade, Calcot, Reading, Berkshire.
RG31 7AZ.



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RG31 7AZ.

£325,000 Freehold

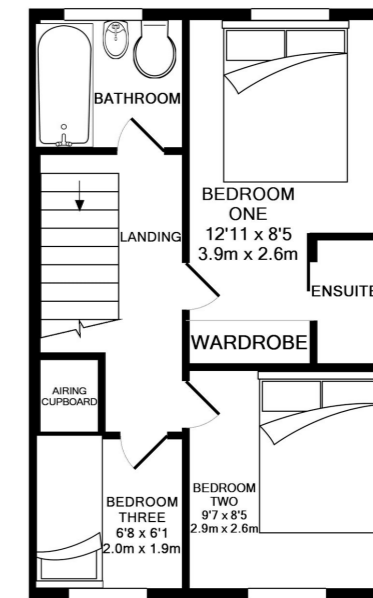
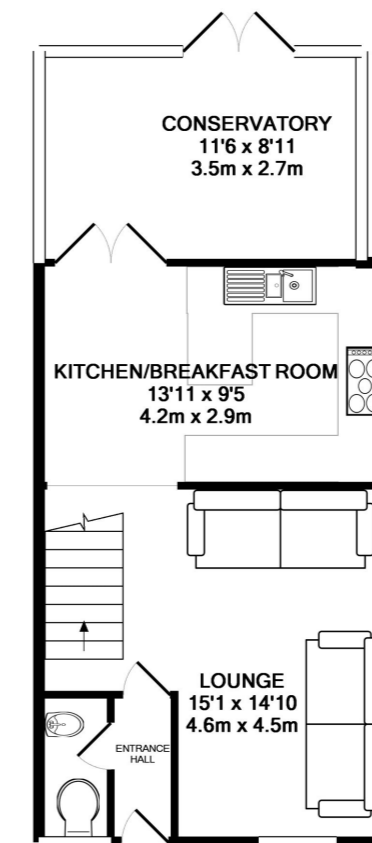
Offered to the market is this three bedroom semi detached home, the property has excellent access to junction 12 of the M4 motorway, while being on a bus route which leads to Reading town centre and is close to Sainsbury's, IKEA and various other shops and amenities. Further accommodation includes a lounge, refitted kitchen/ breakfast room, conservatory, refitted bathroom and an ensuite shower room in the master bedroom. (currently unfinished) Other features include gas central heating, solar panels, downstairs WC, driveway parking and an enclosed rear garden.

- Three Bedrooms
- Lounge
- Conservatory
- Refitted Bathroom
- Off Road Parking
- Double Glazed Windows
- Solar Panels
- Kitchen/ Breakfast Room

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.



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



GROUND FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 846 SQ.FT. (78.6 SQ.M.)

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
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1ST FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.6 SQ.M.)

Property Description

Ground Floor

Entrance Hall

Access to lounge and downstairs WC, single radiator.

Downstairs WC

Front aspect double glazed window, low level WC, wall mounted wash hand basin, laminated flooring and single radiator.

Lounge

15' 1" x 14' 10" (4.60m x 4.52m) Front aspect double glazed window, two single radiators, TV point, telephone point, stairs leading to first floor and access to kitchen/ breakfast room.

Kitchen/ Breakfast Room

13' 11" x 9' 5" (4.24m x 2.87m) Rear aspect double glazed window, a range of eye and base level units, fitted five ring gas hob with extractor fan overhead plus separate electric oven, one and half bowl with drainer, fitted dishwasher, plumbing for washing machine, fitted microwave, laminated flooring, space for fridge/ freezer, separate breakfast bar, double radiator and door leading to conservatory.

Conservatory

11' 6" x 8' 11" (3.51m x 2.72m) Double glazed windows, light and power and double doors leading to rear garden.

First Floor

Landing

Access to all first floor rooms, loft hatch and airing cupboard.

Bedroom One

12' 11" x 8' 1" (3.94m x 2.46m) Rear aspect double glazed window, built in double wardrobe, single radiator and sliding door to ensuite shower room.

Ensuite Shower Room

Currently unfinished but has plumbing for shower cubicle, wash hand basin and WC.

Bedroom Two

9' 7" x 8' 5" (2.92m x 2.57m) Front aspect double glazed window, single radiator.

Bedroom Three

6' 8" x 6' 1" (2.03m x 1.85m) Front aspect double glazed window, single radiator and telephone point.

Bathroom

Rear aspect double glazed window, panel enclosed Jacuzzi bath with shower screen and separate shower, concealed cistern WC, wash hand basin housed by vanity unit, downlighters and tiled flooring.

Outside

Front Garden

Blocked paved driveway providing off road parking for two vehicles.

Rear Garden

The rear garden is enclosed by wood panel fencing, wooden side gate, paved patio area and a separate lawned area.

Council Tax Band