



Tucked away in a quiet cul-de-sac, this well-presented three-bedroom semi-detached home has been thoughtfully improved and updated to create a stylish and welcoming living environment. The property enjoys a wonderful setting backing directly onto Linear Park, providing immediate access to scenic countryside walks along the Holy Brook and River Kennet. The popular thatched Cunning Man public house is within easy walking distance, making this an ideal location for those who enjoy outdoor recreation and local amenities. The accommodation features two linked reception rooms that flow seamlessly into a conservatory overlooking the established, private rear garden. A modern fitted kitchen completes the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms, served by a family bathroom fitted with a modern suite and shower. Outside, a brick-paved driveway provides off-road parking, while gated side access leads to a detached garage. The attractive rear garden offers a high degree of privacy and enjoys a pleasant outlook towards the parkland beyond.

The location is particularly convenient, with excellent access to local amenities and shopping facilities in Calcot. Reading town centre is easily reached via regular bus services, while the nearby villages of Burghfield and Theale offer additional amenities and transport links.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Cul-de sac setting backing onto Linear Park
- 3 Bedrooms
- Arch linked reception rooms
- Conservatory
- Fitted kitchen; Modern bathroom with shower
- Driveway parking with detached single garage





Council tax band D

Council- Reading

Garden

Enjoying a southerly aspect the garden benefits from a paved patio with a brick paved that adjoins a section of driveway leading to the detached garage. A shaped lawn is partially enclosed with picket post fencing and steps lead down to a lower section of low-maintenance gravel garden with an area of rockery and a circular paved patio.

Additional information:

Parking

The property has a brick-paved driveway with parking for multiple vehicles and timber gates open to a detached single garage.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – gas central heating

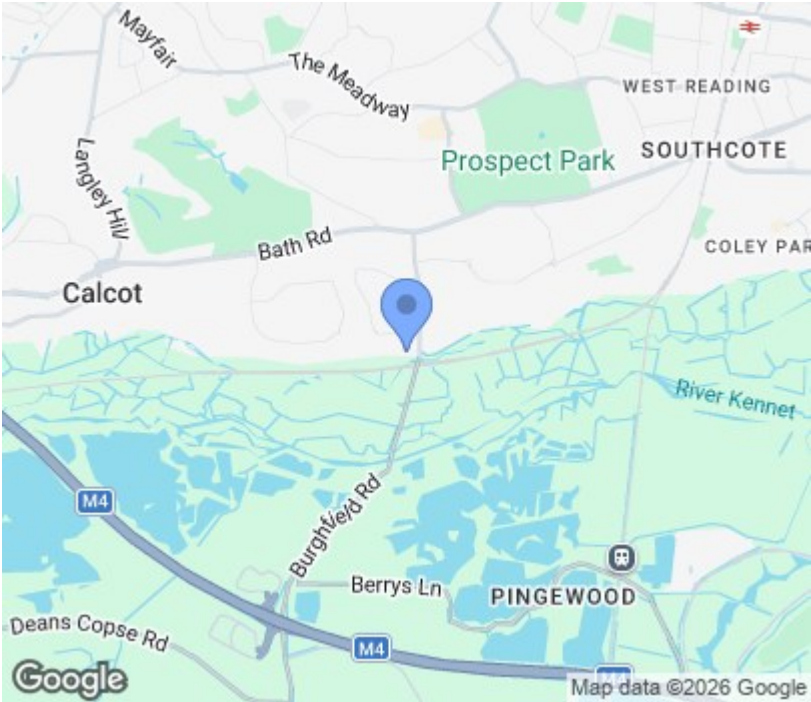
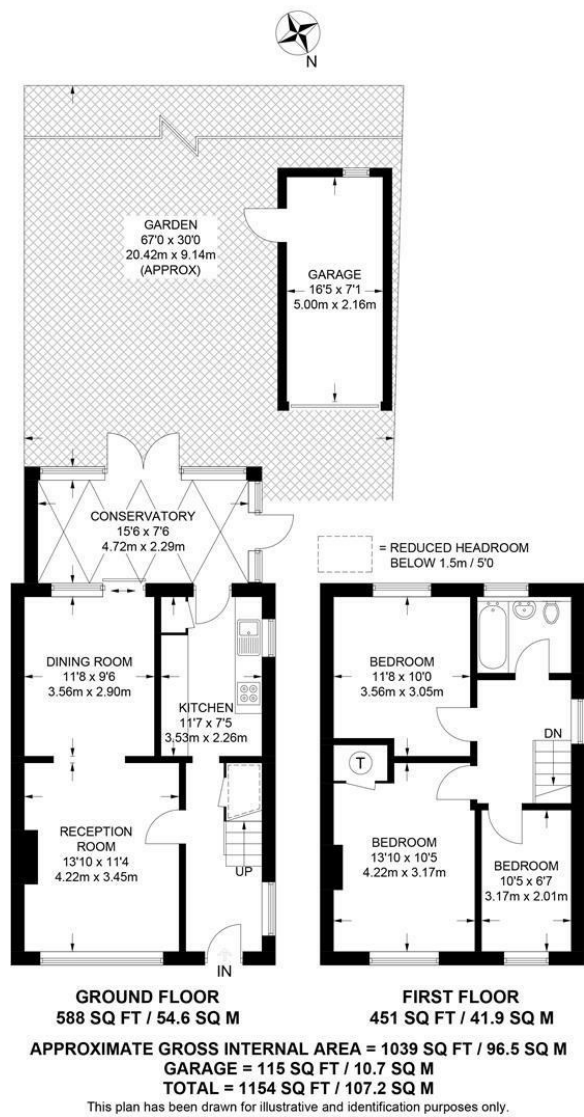
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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