



## 17 Acorn Walk, Calcot, RG31 4RL

### Offers in excess of £375,000

Goodmove present this three bed semi detached property for sale on Acorn Walk, Reading, RG31 .

Situated in a pleasant walkway off Langley Hill offering fantastic access to M4 junction 12 and Reading town centre via the A4 Bath Road plus easy reach of Tilehurst village centre, frequent bus services and sought after schools.

We would invite all buyers in a position to proceed to view.

The accommodation on offer briefly consists: Entrance hall, living room with double doors into the garden, fitted kitchen with plenty of base and wall units along with preparation surfaces and downstairs WC. Stairs lead to the first floor landing with three generous sized bedrooms, the master with en-suite and storage and the house bathroom.

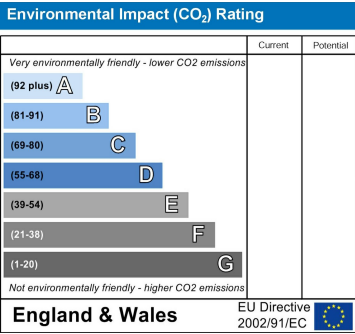
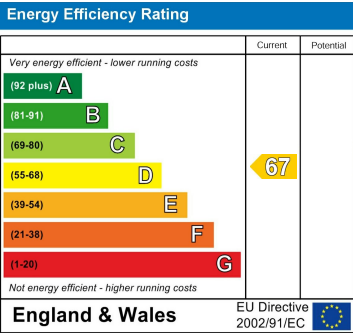
A garden at the front laid with low wall and gravel and to the rear which is accessible at the side lead to the garden with decking area and patio. A garage to the rear for store/off road parking.





Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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