



**Bath Road
Calcot, Reading, Berkshire RG31 7QH**

Guide Price £400,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GUIDE PRICE OF £400000 TO £415000. POTENTIAL TO EXTEND (STP) & A GREAT SIZED GARDEN THAT IS IN EXCESS OF 100ft: Set within this sought after area Calcot is this extended three double bedroom chalet bungalow that has been recently redecorated. The property has scope for further extension and boasts a great sized living room, dining room and a good sized kitchen/diner. To the rear there is a fantastic garden that stretches in the region of 100ft and there is ample parking to the front. The property is within easy reach of local amenities and offers easy access to the M4 and central Reading. To appreciate the space and scope call now to view.

- Three bedrooms
- Down stairs bathroom
- Spacious kitchen / diner
- Great sized garden
- EPC rating E
- Large living room
- Dining room
- Off road parking
- Scope for further extension
- Council tax band D

Driveway

A good sized driveway with parking for several cars and side access to the garden.

Hallway

A good sized hallway with wood effect flooring with doors to:

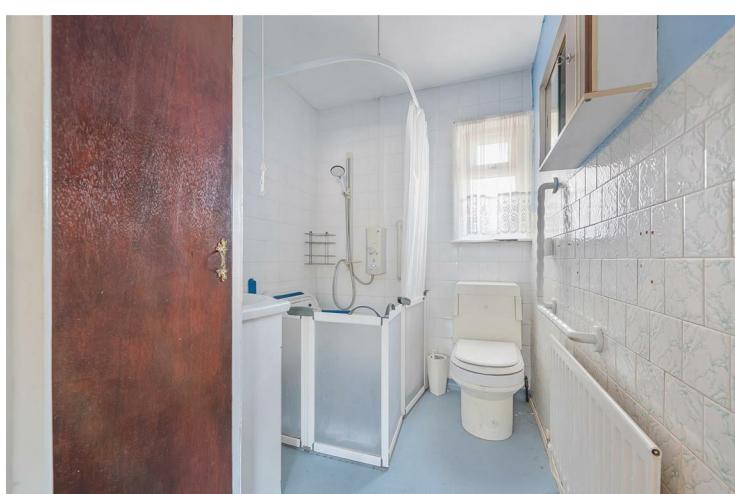
Bedroom one

13'2 x 12'0 (4.01m x 3.66m)



Bathroom

6'9 x 6'2 (2.06m x 1.88m)



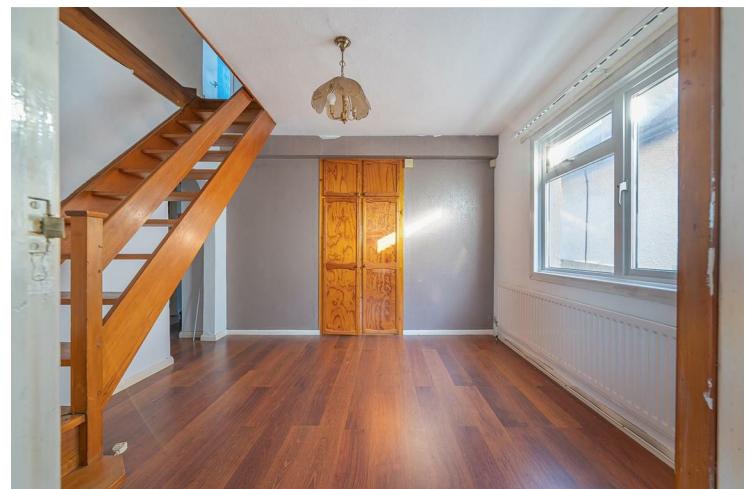
Living room

24'3 x 12'0 (7.39m x 3.66m)



Dining room

10'11 x 10'10 (3.33m x 3.30m)



Kitchen / Diner

15'3 x 14'11 (4.65m x 4.55m)



A great sized kitchen diner that has ample wall and base units with roll top work surfaces, inset sink and drainer, recess for the oven and gas hob, recess for the washing machine and space for the fridge freezer. Double glazed patio doors and windows that offer great views over the garden.

Landing

Carpeted, storage cupboards and doors to:

Bedroom two

13'3 x 10'9 (4.04m x 3.28m)



A light and airy room, carpeted, fitted wardrobes and a double glazed window to the front.

Bedroom three

10'7 x 10'0 (3.23m x 3.05m)

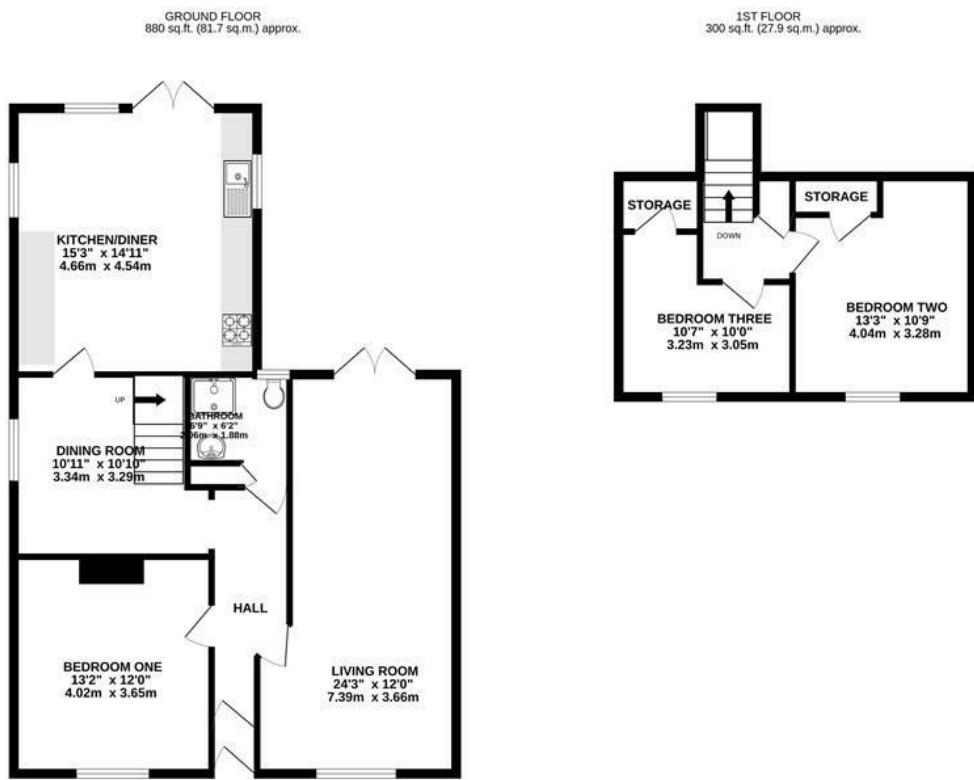


A spacious 'L' shaped room with a large storage cupboard, carpeted and a frosted window to the front.

Garden



A fantastic garden that stretches approximately 100 ft that is perfect for summer entertaining. The garden is mainly laid to lawn with attractive shrub borders. To the rear of the garden there is an area for vegetables and at the back of the house there is a raised decked area.



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 sq.m.) approx.
 Whilst every attempt has been made to ensure accurate measurements, floor plans are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	73
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

