



4  3  2 

Hawkesbury Drive, Calcot, Reading

**BELVOIR!**

£685,000



### Key Features

- > Four Bedroom Detached Family Home
  - > Freehold
- > Council Tax Band - F
  - > EPC Rating - D
- > Huge Corner Plot
- > En Suite Shower Room
- > Double Width Detached Garage

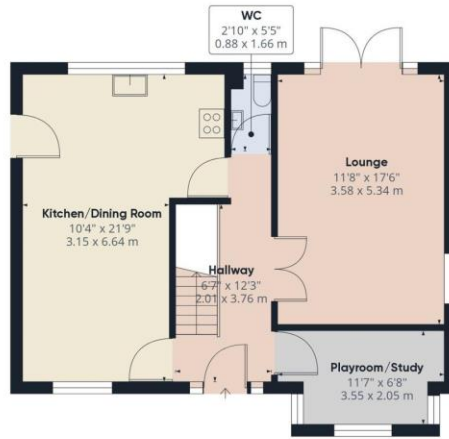
Very impressive, detached family home which occupies an unusually large corner plot backing directly onto Linear Park and the Holy Brook, offering excellent potential to extend subject to the necessary planning consents. Presented to the highest of standards by the present owners, the spacious accommodation is set over two floors and comprises of an entrance hall, cloakroom, study/playroom, lounge with French doors to the rear garden, a large, fitted kitchen/dining room, four bedrooms the main boasting an en suite shower room plus a separate family bathroom. Outside to the front, the driveway provides ample off-road parking and access to the double width detached garage.



The property is well located with easy access to a variety of amenities which include local schools, Aldi and Lidl supermarkets and the Calcot Retail Park which features Sainsburys, Boots, Sports Direct, McDonalds drive thru and Ikea. For the commuter the M4 motorway is also close by at junction 12, Theale.

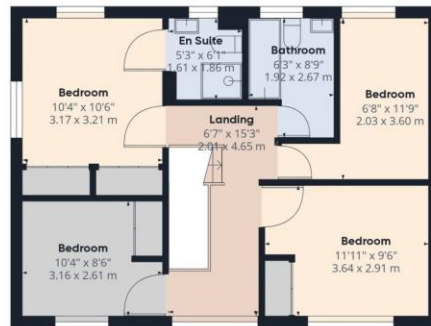
Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves,

We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.



Floor 0

**Approximate total area<sup>(1)</sup>**  
1244.55 ft<sup>2</sup>  
115.62 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Contact us today to arrange a viewing...

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01189 420777