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Calder Close, Tilehurst, Reading

**BELVOIR!**

OIRO £500,000



### Key Features

- > Extended Four Bedroom Detached House
  - > Freehold
- > Council Tax Band - E
  - > EPC Rating - TBC
- > First Floor Shower Room
- > Ground Floor Shower Room
- > Very Private Rear Garden

Extended detached family home located in a popular cul de sac and offered to the market with No Onward chain. To the ground floor the accommodation comprises of an entrance hall with a cloakroom off, two separate reception rooms, conservatory, kitchen, large utility room and a shower room. To the first floor there four bedrooms and the bathroom which has been converted into a disability shower room. Outside to the front, the driveway provides ample off road parking and access to the garage, whilst to the rear there is a garden which enjoys a high degree of privacy.

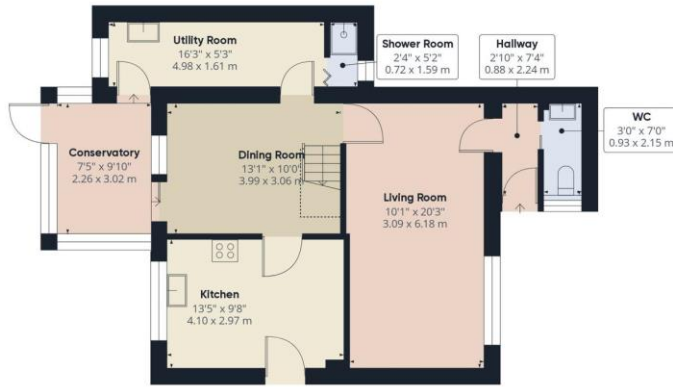
The property is situated within close proximity of Tilehurst Village centre, with local schools, shops and bus services into Reading town centre, all easily accessible.



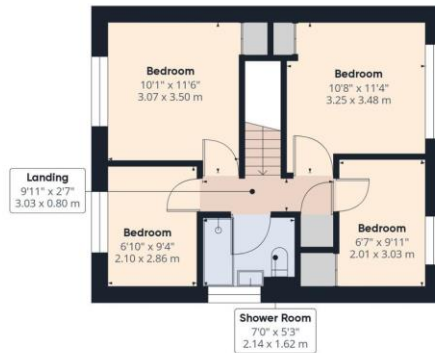
We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors or Juno. We may receive a fee of £250.00 if you use their services.

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

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1139.04 ft<sup>2</sup>

105.82 m<sup>2</sup>

**Reduced headroom**

13.78 ft<sup>2</sup>

1.28 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS standard.

GIRAFFE360



Contact us today to arrange a viewing...

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