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Fairlop Close, Calcot, Reading

BELVOIR!

Guide price £485,000



Key Features

- > Extended Three Bedroom Detached House
- > Freehold
- > Council Tax Band - D
- > EPC Rating - TBC
- > Magnificent Re Fitted Kitchen
- > Matching Timber Doors Throughout
- > Garage & Driveway Parking For Three Cars

Belvoir are delighted to bring to the market this magnificent extended detached house situated in a cul de sac on the ever-popular Beansheaf Farm development. Beautifully presented, the accommodation to the ground floor comprises of an entrance hall with a cloakroom, large lounge/dining room with wooden floor, and a luxuriously fitted kitchen/breakfast room which has granite work tops, two AEG built in self cleaning ovens a five ring induction hob with extractor over and a built in dish washer, from the kitchen there is also a courtesy door to the garage.

The staircase with attractive wood balustrade, leads to the first floor where you will find three bedrooms and a family bathroom.



Outside to the front there is generous off road parking for three cars, along with the garage, whilst to the rear there is a private garden providing a high degree of privacy.

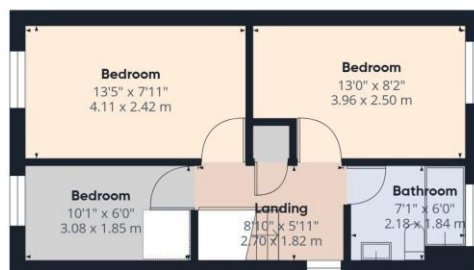
Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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.

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

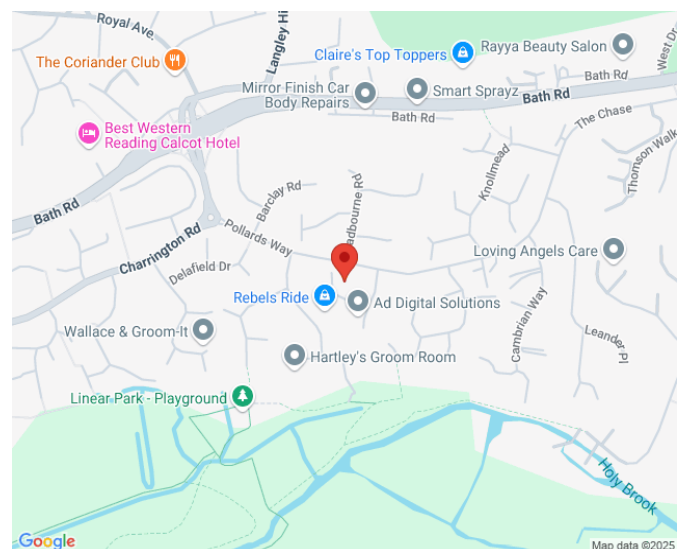
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Property Specialists

Approximate total area⁽¹⁾
1035 ft²
96.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Contact us today to arrange a viewing...

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www.belvoir.co.uk

01189 420777