



sansome  george

11 Palmera Avenue, Calcot, Reading, Berkshire, RG31 7DZ
Offers In Excess Of £425,000 Freehold

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Residential Sales & Lettings

- Extended semi detached house of 102 sq m (1100 sq ft)
- Spacious entrance hall
- 10' dining room
- 15' L-shaped kitchen/breakfast room
- Fully tiled shower room
- No 'onward chain' complications
- 15' x 12' living room
- Ground floor cloakroom
- 3 bedrooms all of circa 14'
- Enclosed rear garden, block paved frontage

Offered to the market with the added advantage of no 'onward chain' complications, this extended 3 bedroom semi detached house is located in a cul-de-sac in the popular 'Beansheaf' area of Calcot hence close to amenities, parkland and with great transport links. Local shops including Calcot Retail Park with Sainsburys, Boots, Ikea and 24 hour Gym as well as sought after primary and secondary schools, plus Linea Park with Playing Fields and woodland are all within close proximity. Junction 12 of the M4 Motorway is 2 minutes away by car and a regular Bus Service into Reading Town Centre is also within minutes walk.

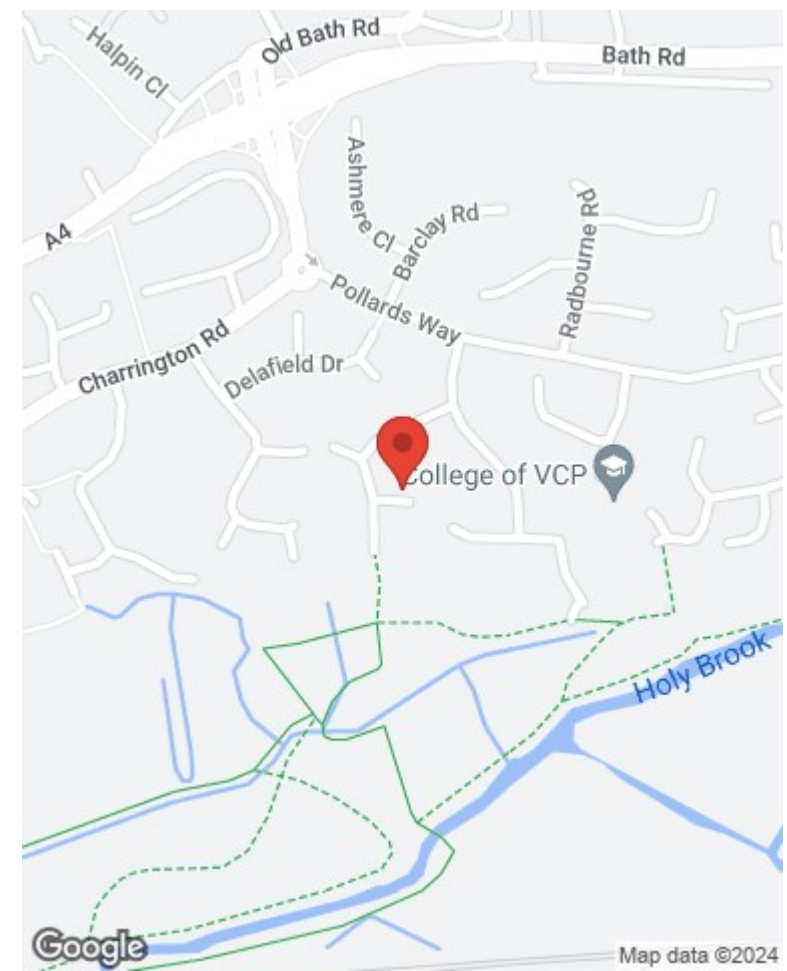
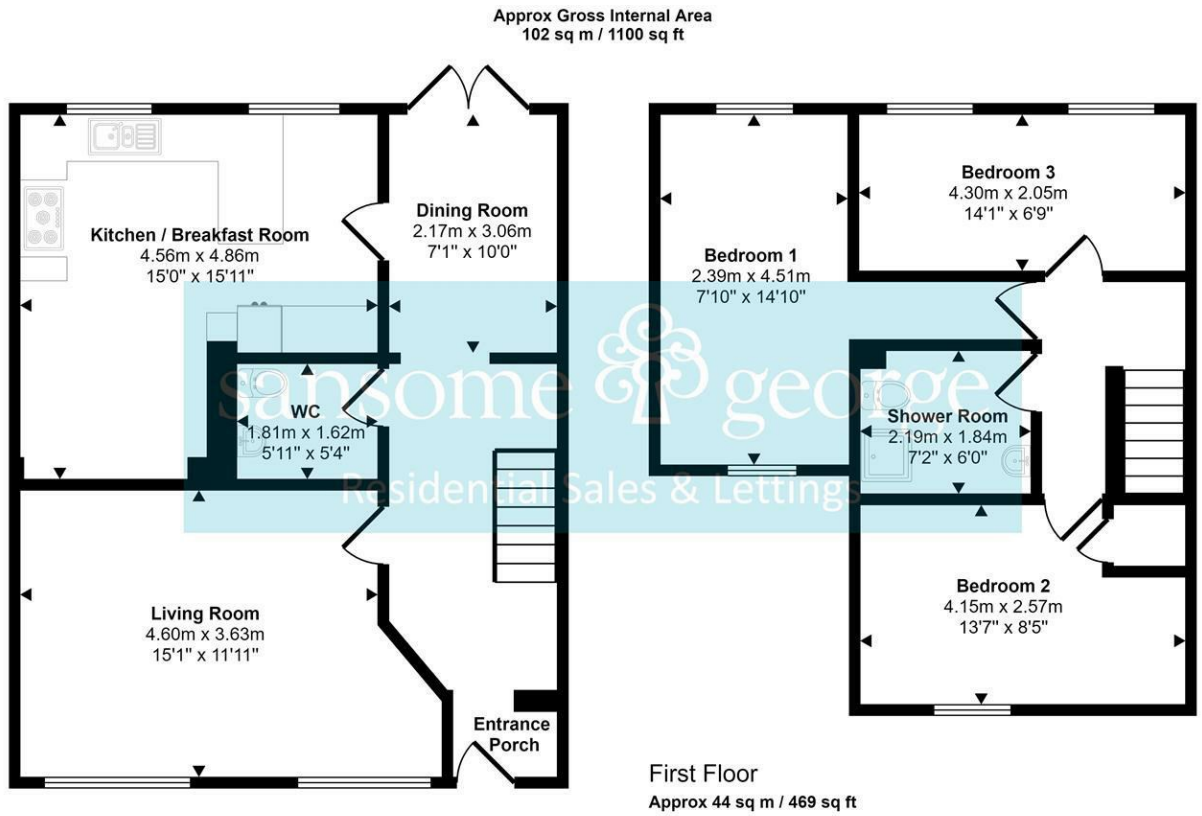
Having been previously extended, the property offers well proportioned accommodation comprising spacious entrance hall with stairs to first floor and doors to a generous 15' front aspect living room, a useful ground floor cloakroom, and a rear aspect dining room with French Doors opening to the rear garden. A door from the dining room opens to an L-shaped 15' kitchen/breakfast room fitted with a comprehensive range of units with ample work top space. On the first floor, a central landing gives access to 3 generous Bedrooms all of circa 14' and a separate fully tiled shower room with heated towel rail. Outside, the rear garden is enclosed by wooden panel fencing and features paved patio and deck spanning the rear of the property with 3 steps up to a lawned garden with timber built garden shed. To the front of the property is a block paved driveway providing ample driveway parking.

Please contact Sansome & George Residential Sales & Lettings for more information or to arrange a viewing appointment at your earliest convenience.

West Berkshire Council - Band D

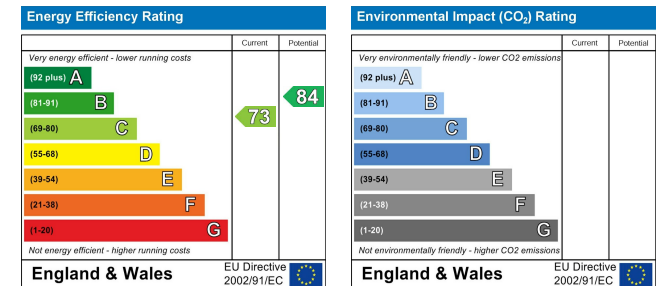
** Please note, the electric car charge point at the front of the property is NOT included in the sale **





Ground Floor
Approx 59 sq m / 631 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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