



sansome  george

9 Gatcombe Close, Calcot, Berkshire, RG31 4XQ
£525,000 Freehold

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Residential Sales & Lettings

- 3/4 Bedroom Detached Home
- Living Room & Study
- Converted Garage (Separate From House)
- Gas Radiator Central Heating & UPVC Double Glazing
- Two Low Maintenance Enclosed Rear Gardens

- Ground Floor Bedroom 4/Playroom
- Spacious Open Plan Kitchen/Family Room
- Ground Floor WC & Bathroom
- Close to Shops & Schools
- Cul-de-sac Location

A well presented and extended 3/4 bedroom detached home located in a popular cul-de-sac near to shops, bus services and schools. Junction 12 of the M4 motorway and Calcot retail park along with Theale Railway station are also easily accessible.

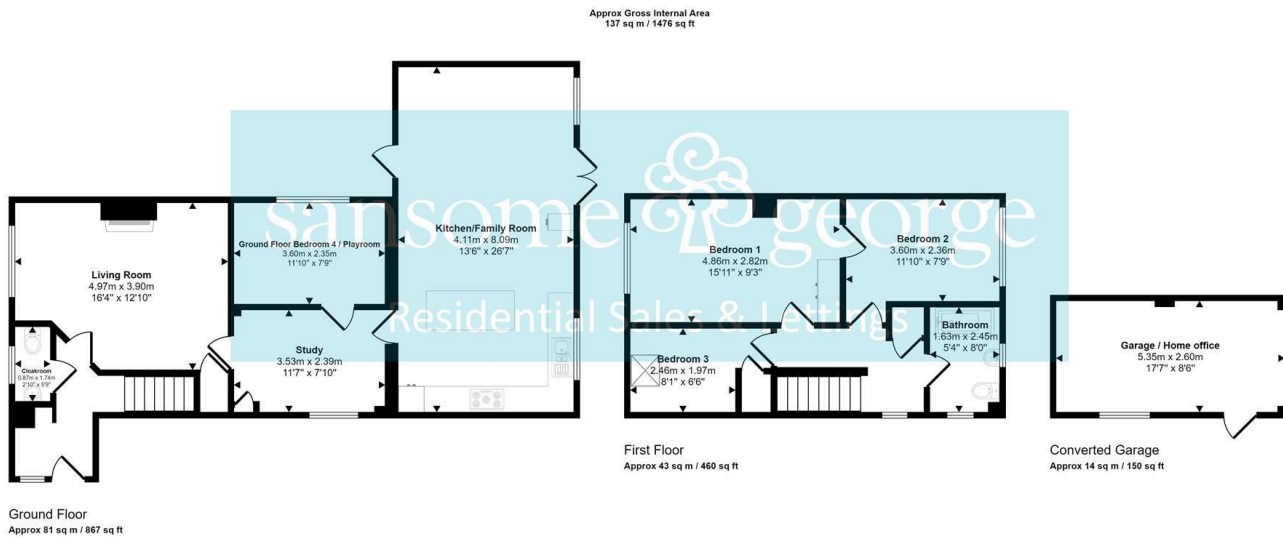
Ground floor accommodation comprises entrance hall, cloakroom, stairs rising to the first floor, living room, study, playroom/bedroom 4, a stunning modern fitted open plan kitchen/family room, with the added advantage of direct access onto both gardens. The first floor consists of three bedrooms that are serviced by a three piece family bathroom with shower over bath. Other benefits include gas radiator central heating and UPVC double glazed windows.

The exterior offers a fully enclosed rear sweeping garden that boasts a large paved area, lawn area with various plants and shrubs to borders and a secure gated side access leading to driveway parking. In addition the previous garage been converted into a useful space, ideal for a self contained home office.

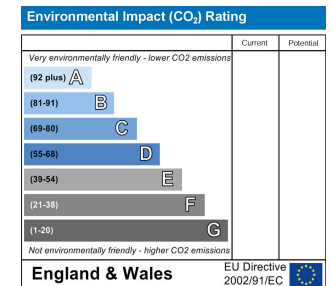
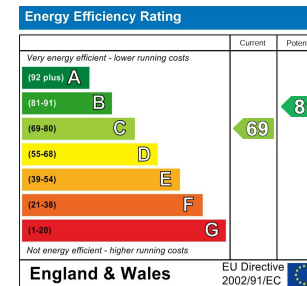
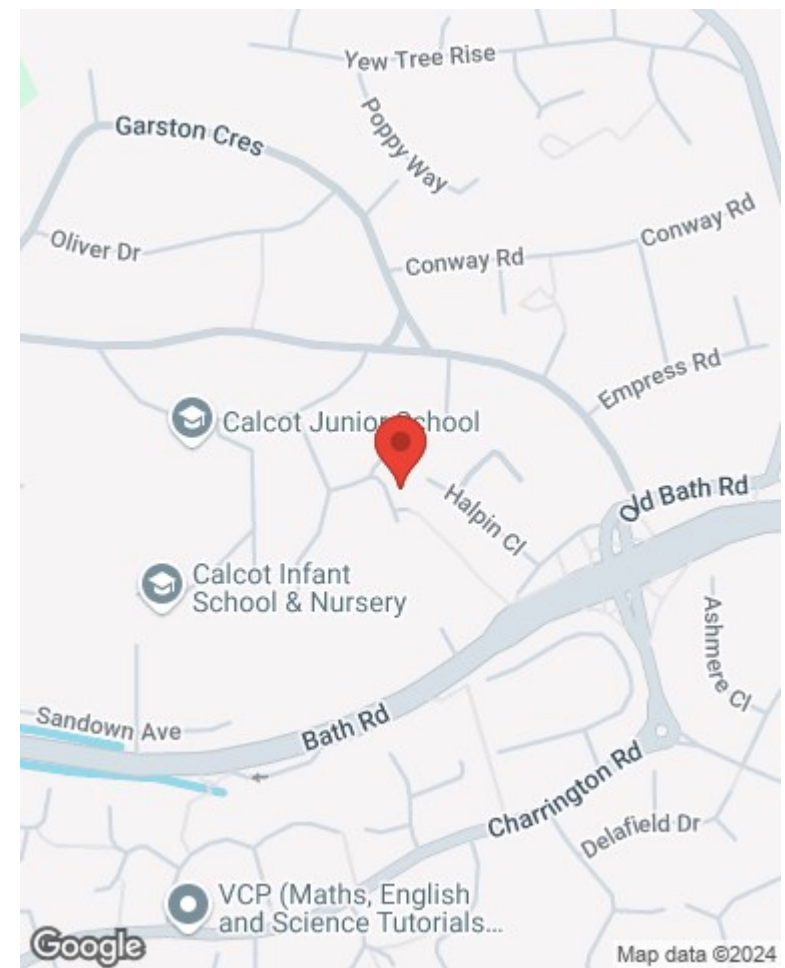
Please contact Sansome & George Estate Agents to discuss this outstanding property in more detail or to arrange a viewing appointment at your earliest convenience.

Local Authority - West Berkshire Council - Tax Band E





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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