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21 Latimer Drive, Calcot, Reading, RG31 7AP
Guide Price £450,000 Freehold

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Residential Sales & Lettings

- Extended semi detached house
- Close to amenities, M4 Motorway & in good school catchments
- Modern fitted kitchen
- 3 'well proportioned' bedrooms
- Landscaped rear garden
- 1450 sq. ft. (135 sq. m.) of versatile accommodation
- 3 reception rooms
- Ground floor shower / utility room
- Spacious Bathroom
- Block paved driveway plus store/garage

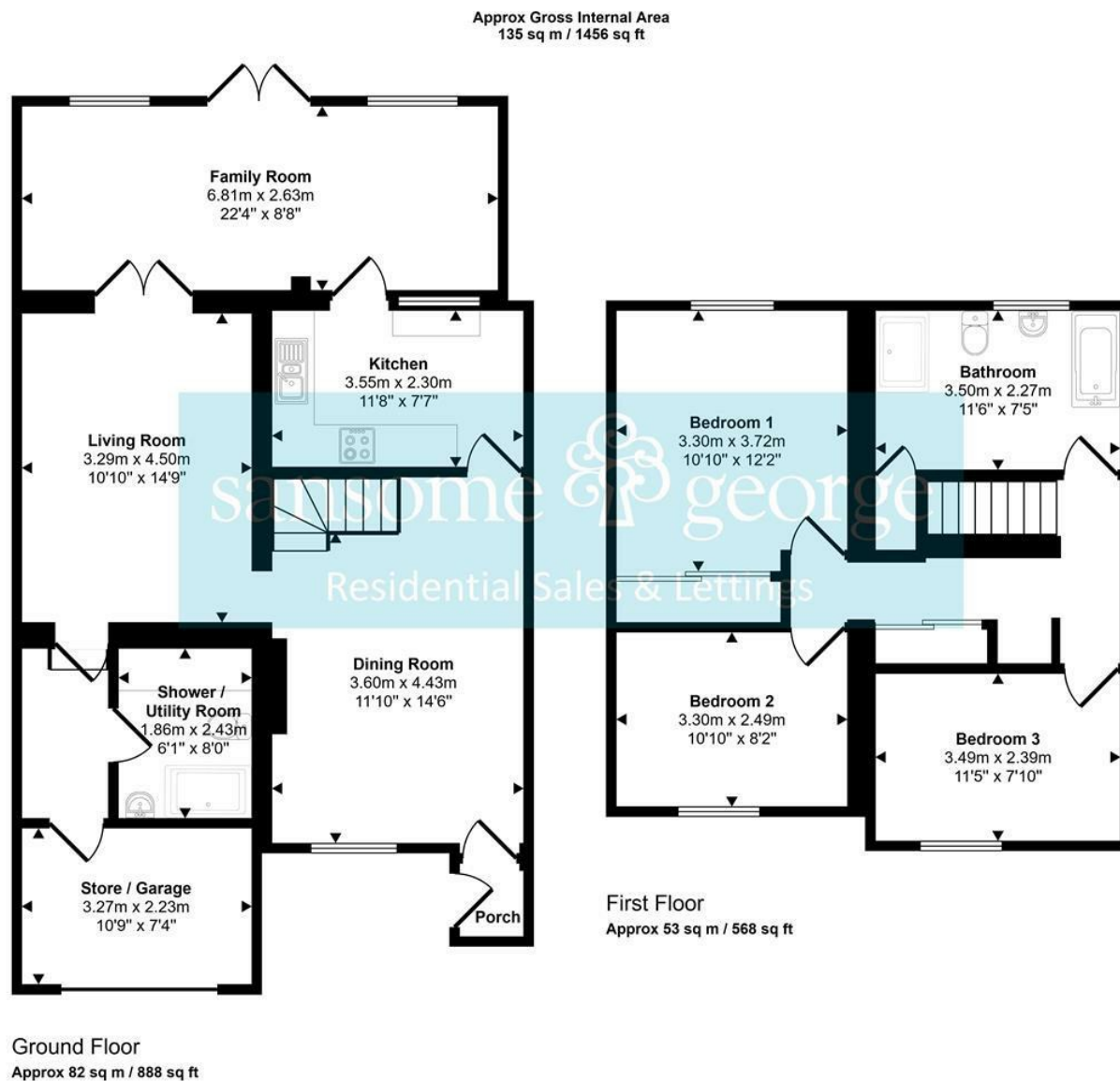
A modestly extended semi detached home offers 1450 sq. ft. (135 sq. m.) of well proportioned and versatile accommodation as is situated in a cul-de-sac in the popular Beansheaf area of Calcot, approximately 4 miles south west of Reading Town centre. This convenient location provides great communication links being within minutes of several regular bus services as well as being within 1 mile of Junction 12 of the M4 Motorway via the A4 Bath Road. Other amenities nearby include Linear Park, sought after primary and secondary schools to include 'Little Heath' secondary school as well as Calcot Retail Park with 24 hour Gym, Ikea and supermarket.

Boasting a single storey extension to the rear and double storey to the side to include partial conversion of the garage, the property is approached via block paved driveway providing parking for several cars, access to store/garage and with a useful side gate leading to the rear garden. The front door opens to a porch which in turn leads to a front aspect dining room where stairs rise to the first floor and separate door opens to the kitchen and living room. The living room features double opening doors to the family room and also leads to a lobby which gives access to a fully tiled ground floor shower/utility room and a separate store/garage with up and over door to the driveway. The kitchen is well appointed with a comprehensive range of units and includes integrated oven with gas hob and plumbing for dishwasher. A door leads into the family room which spans the rear of the property and features two 'velux' roof light windows and French doors opening to the rear garden. The landing on the first floor is spacious and gives access to three good sized bedrooms which are serviced by a spacious four piece bathroom which includes shower cubicle. Outside, the rear garden is enclosed by wooden fencing and has been landscaped to provide a sunken paved patio across the rear for the property with 2 steps up to a lawned garden.

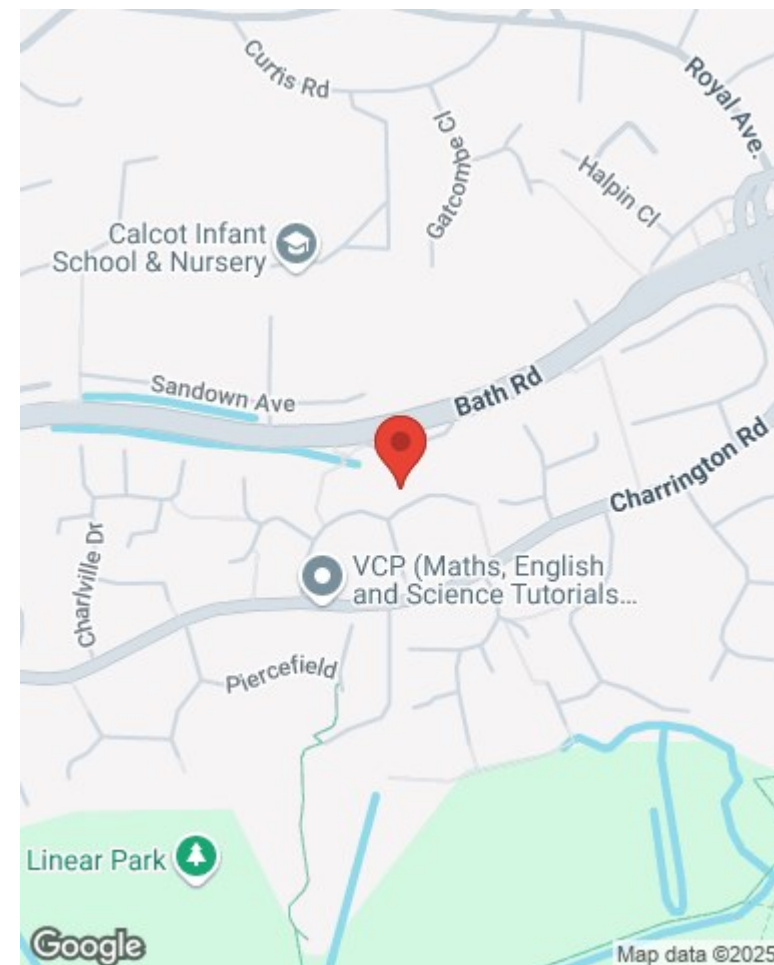
Further complemented by UPVC double glazing throughout and gas fired central heating to radiators, this spacious home must be seen to be truly appreciated. Please contact Sansome & George Estate Agents for more information or to schedule a viewing appointment.

West Berkshire Council - Band D





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.

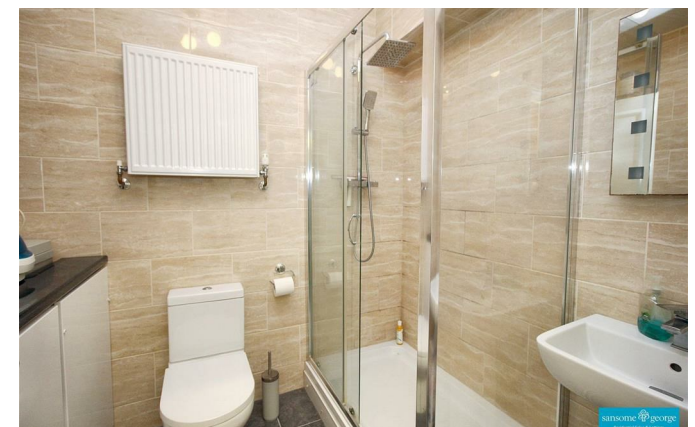


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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