



33 Latimer Drive, Calcot, Reading, Berkshire, RG31 7AP
Guide Price £370,000 Freehold

sansome & george
Residential Sales & Lettings

- 3 Bedroom End Of Terrace House
- Open Plan Living Space
- Tiled Family Bathroom
- Summer House With Power
- Gas Radiator Central Heating
- 2 Allocated Parking Spaces
- Modern Fitted Kitchen
- Private Rear Garden
- Easy Access To Local Amenities and Schools
- UPVC Double Glazing

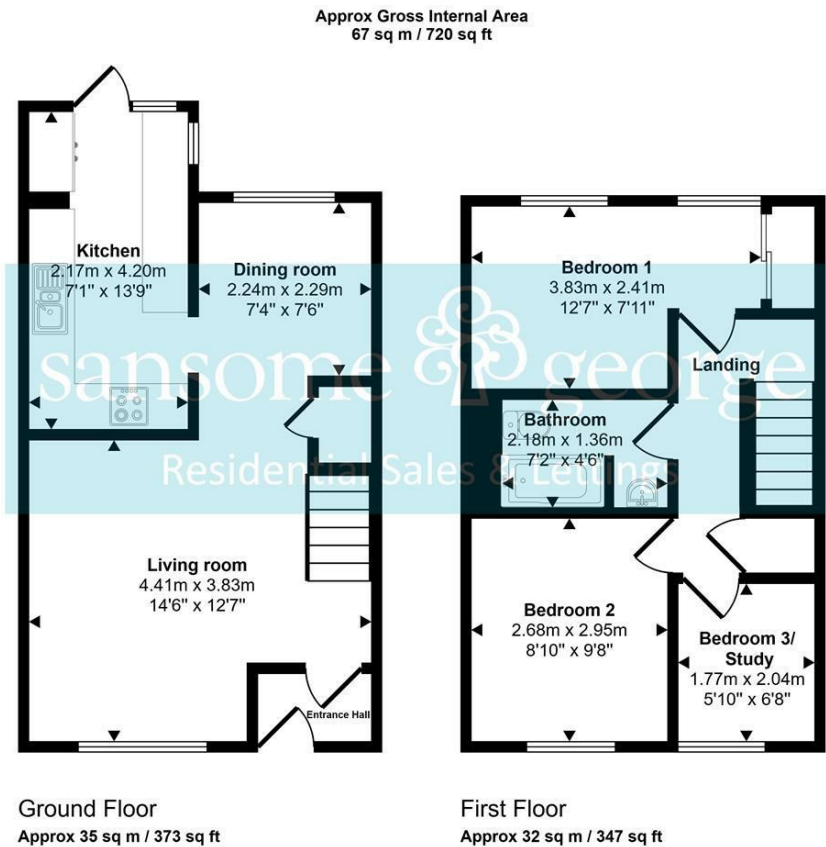
A well presented three bedroom end of terrace home, ideally located in a popular and quiet cul de sac. This superb location is just moments from a range of local amenities including Sainsbury's, Boots, IKEA, and Pure Gym. Highly regarded primary and secondary schools, open playing fields, and scenic walks in Linear Park are all nearby. Junction 12 of the M4 is just a 2-minute drive, while a regular bus service to Reading Town Centre is just a minute's walk away. Theale Village, with its independent shops and mainline railway station, is also within easy reach.

The accommodation comprises an entrance porch, a bright and spacious open plan dual aspect reception room, and a modern rear aspect kitchen with direct access to the rear garden. Upstairs offers three separate bedrooms and a family bathroom. Additional benefits include gas radiator central heating and UPVC double glazed windows. Externally, the property enjoys a fully enclosed rear garden with gated access and a recently built summer house with power. To the side, there is allocated parking for two vehicles.

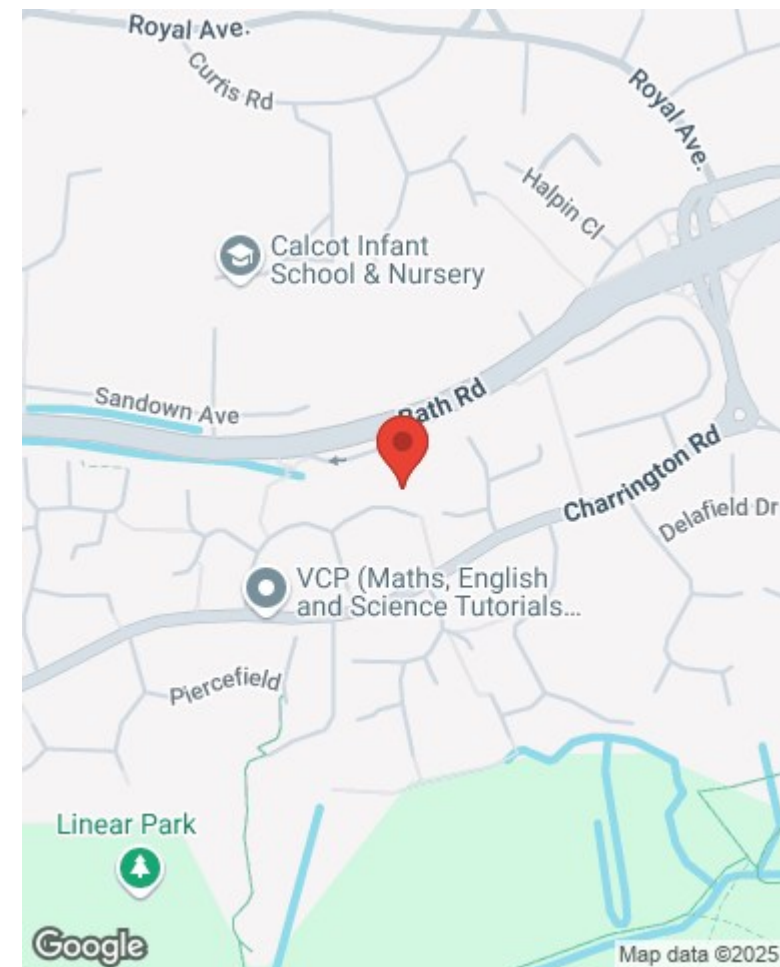
For more information of this beautifully presented home or to arrange a viewing appointment, please contact Sansome & George Estate Agents at your earliest convenience.

Council Tax - West Berkshire - Band C





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.

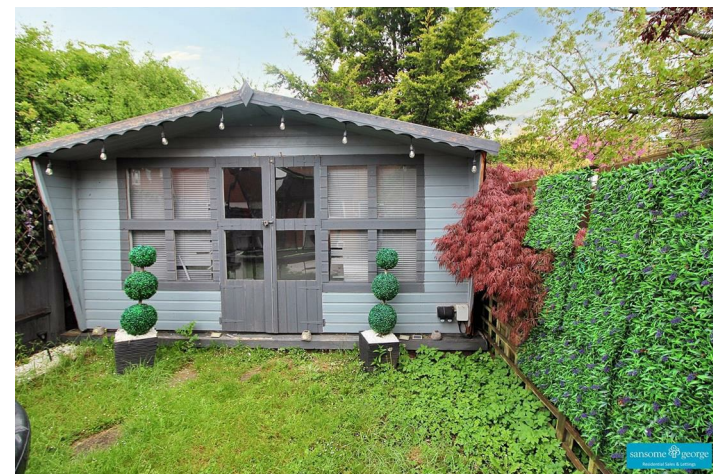
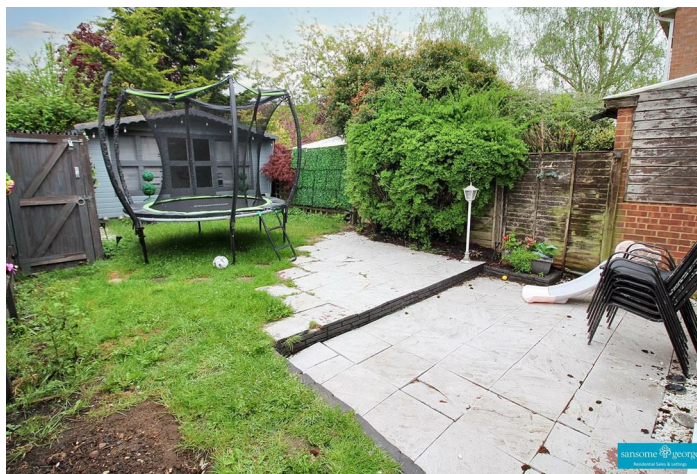


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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		

Misrepresentation and Misdescriptions Acts

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

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