



**20 Calbourne Drive, Calcot, Reading, Berkshire, RG31 7DB**  
**£425,000 Freehold**

**sansome & george**  
Residential Sales & Lettings



- Well Presented 3 Bedroom Link Detached Home
- Rear Aspect Kitchen/Diner
- Study
- Gas Radiator Central Heating
- Driveway Parking
- Front Aspect Living Room
- Utility & Ground Floor WC
- 3 Piece Bathroom
- Enclosed Rear Garden
- Sought After Location Off The Chase

A well presented three bedroom link detached home located in a sought after cul-de-sac off The Chase. Positioned close to local shops including Sainsburys, Boots, Ikea and Pure Gym, as well popular primary and secondary schools, Linear Park and the adjoining Holbrook river. Junction 12 of the M4 Motorway is 2 minutes away by car and a regular bus service into Reading Town Centre are approximately a 1 minute's walk. Theale Village is also easily accessible with various independent amenities and mainline railway station.

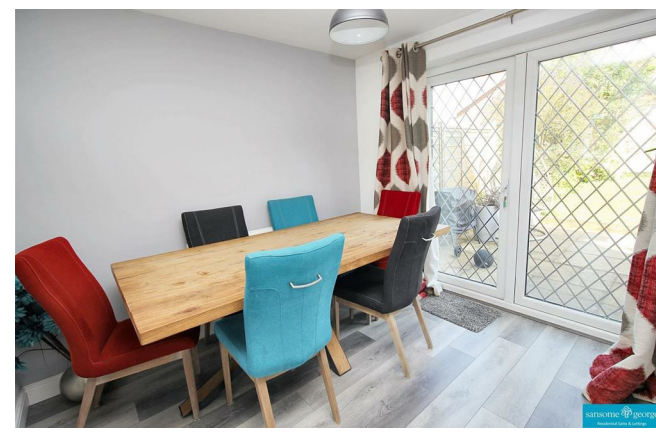
Accommodation comprises of entrance hall with stairs rising to first floor, front aspect living room, rear aspect kitchen/diner, study, utility room and a ground floor WC. The landing services three bedrooms and a family bathroom.

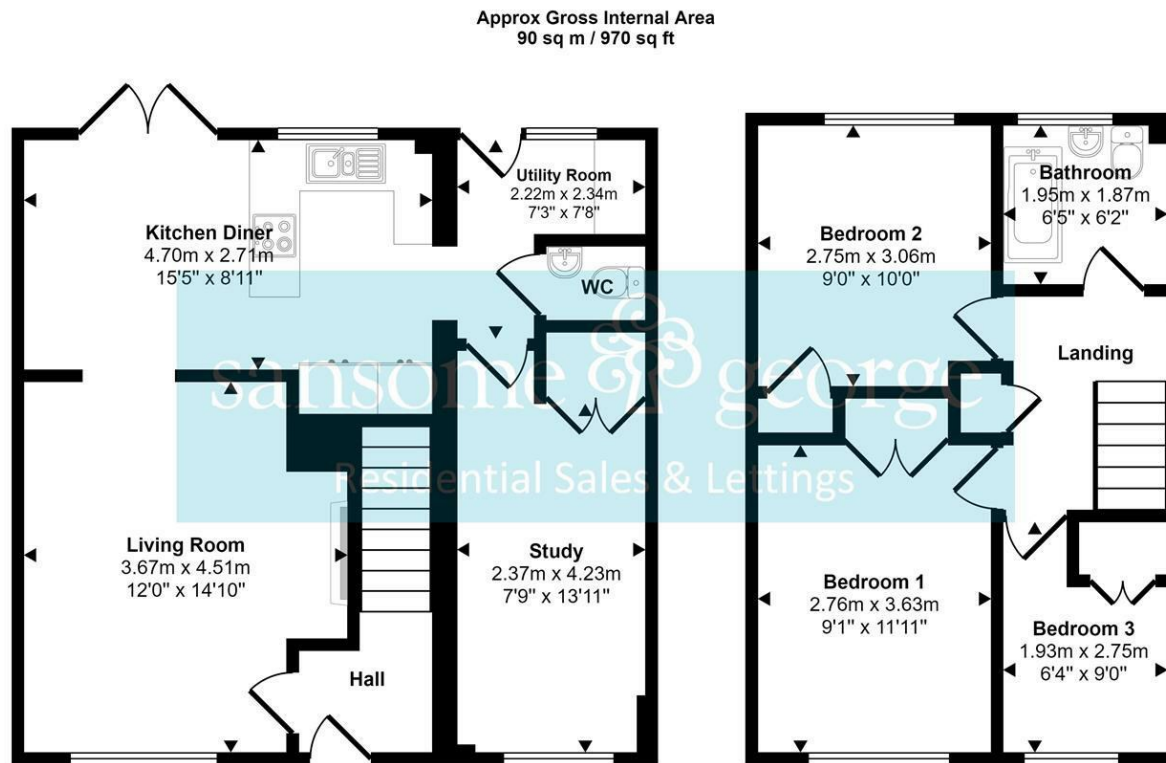
This fine home has the added advantage of gas radiator central heating and UPVC double glazed windows.

The front has is a small garden mainly laid to lawn with shrubs and a driveway providing off road parking. To the rear is a fully enclosed garden mainly laid to lawn with a patio area.

Please contact Sansome & George Tilehurst office to arrange a viewing or to request further information.

Council Tax Band E - West Berkshire

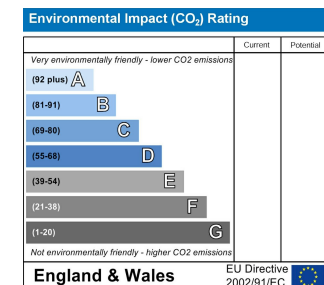
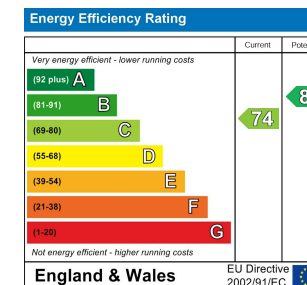
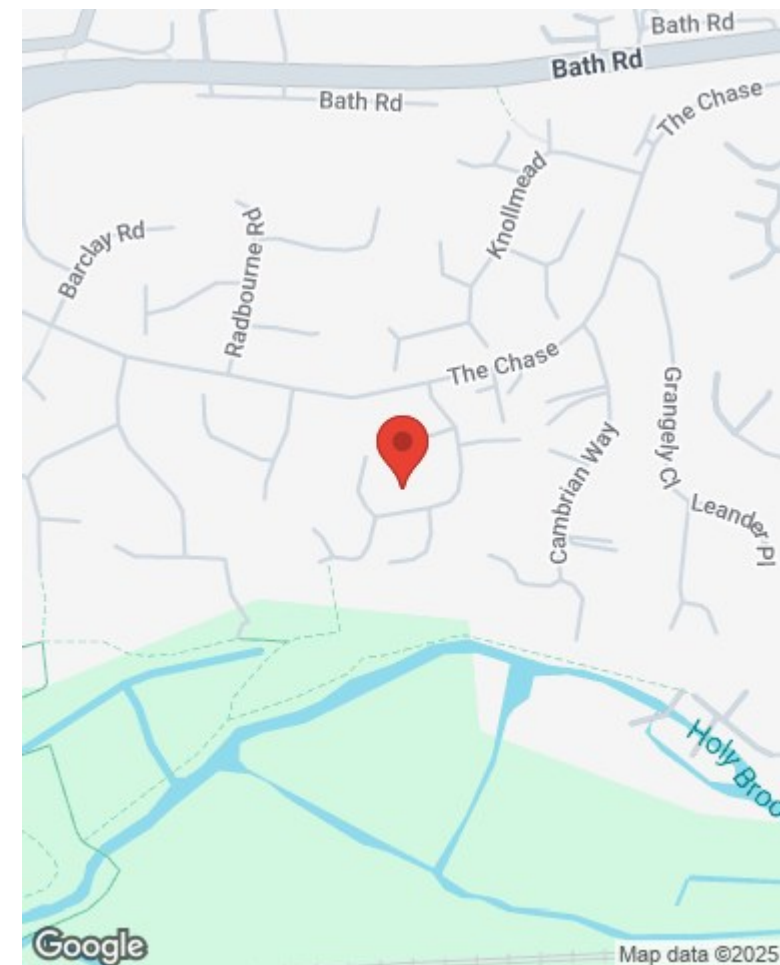




**Ground Floor**  
Approx 54 sq m / 583 sq ft

**First Floor**  
Approx 36 sq m / 386 sq ft

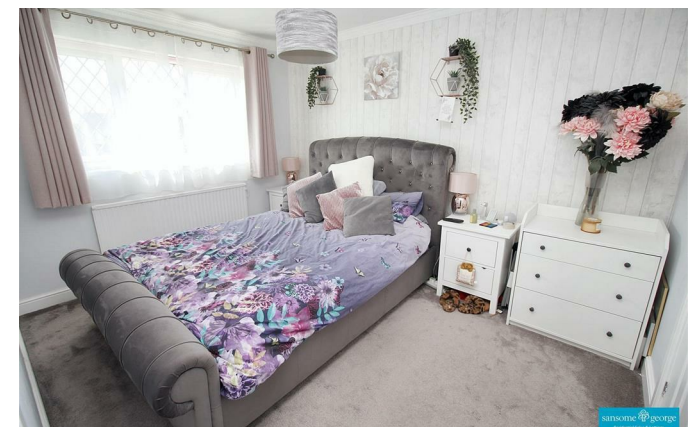
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



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