



sansome  george

23 Barclay Road, Calcot, Berkshire, RG31 7EL  
£430,000 Freehold

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Residential Sales & Lettings



- Immaculately Presented 3 Bedroom Family Home
- Sizeable Utility Room/Reception
- Rear Aspect Kitchen Diner
- Gas Radiator Central Heating
- Driveway Parking For 2 Vehicles
- Ground Floor WC
- Living Room
- Modern 4 Piece Family Bathroom Suite
- UPVC Double Glazed Windows
- Enclosed Rear Garden With Gated Rear Access

An immaculately presented three bedroom mid-terrace home located in a sought after cul-de-sac. Positioned close to local shops including Sainsburys, Boots, Ikea and a Pure Gym, as well as sought after primary & secondary schools, playing fields and woodland at nearby Linear park. 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 entrance porch, front aspect living room, ground floor WC, utility/reception room and a modern rear aspect fitted kitchen diner with direct access into the rear garden.

The first floor benefits from three good sized bedrooms and a four piece family bathroom.

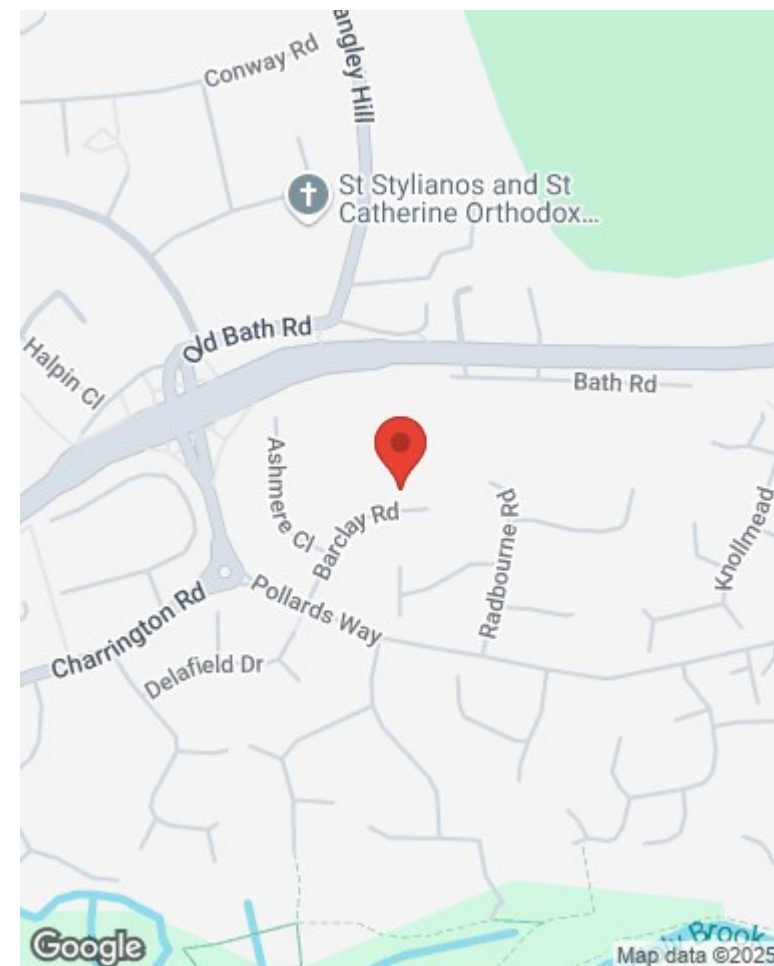
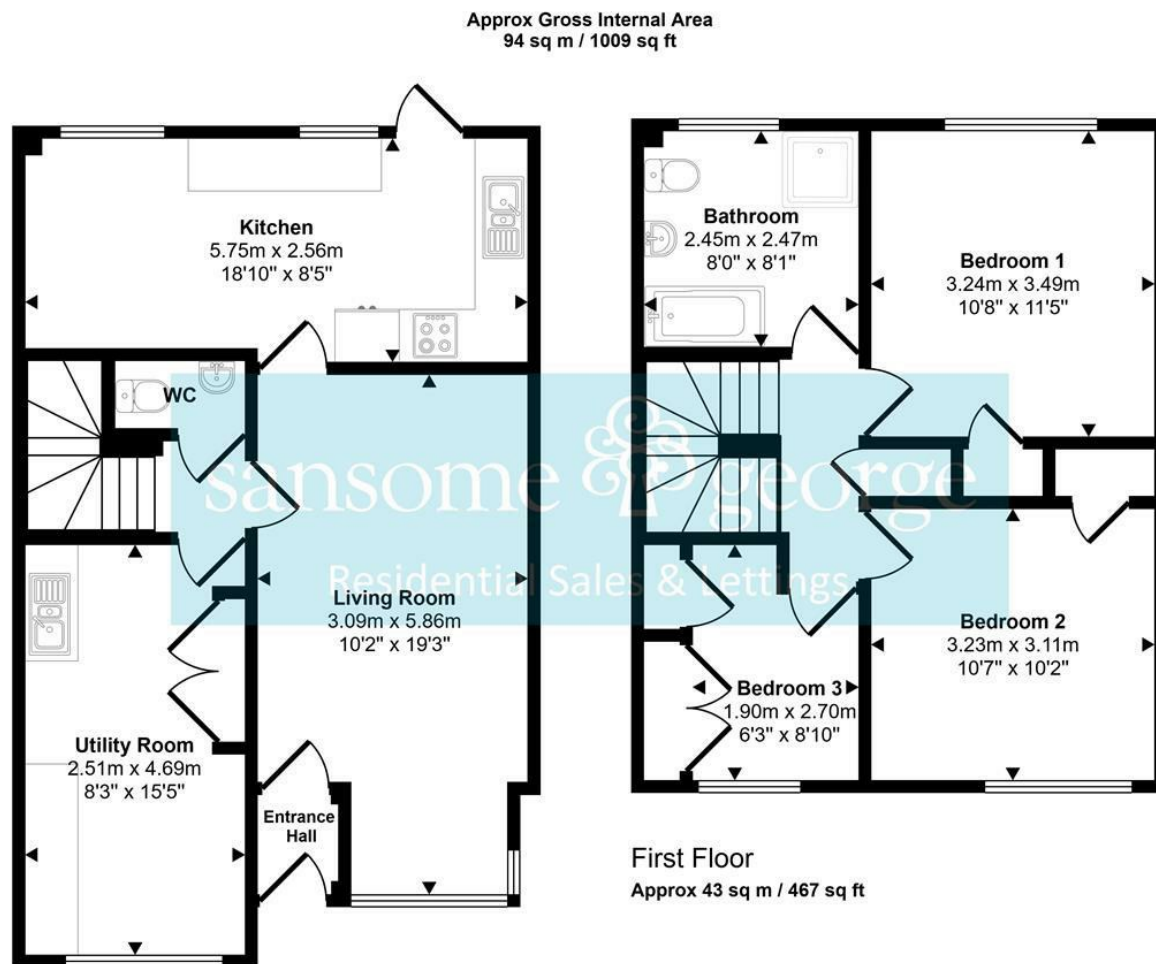
The property offers gas radiator central heating and UPVC double glazed windows.

To the front is driveway parking for two vehicles. The rear garden is fully enclosed and features gated rear access and a garden shed.

Please contact Sansome & George Tilehurst to arrange an appointment to view.

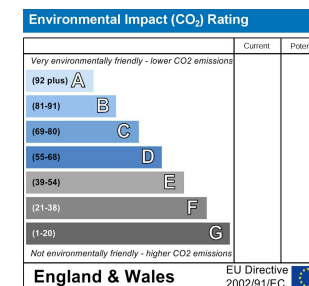
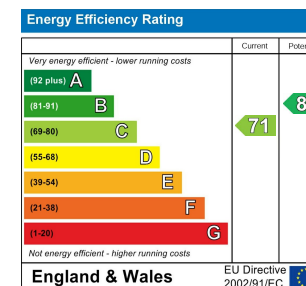
Council Tax - West Berkshire - Band D





**Ground Floor**  
Approx 50 sq m / 542 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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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)

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