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30 Calder Close, Tilehurst, Reading, RG30 4XL
Guide Price £450,000 Freehold

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Residential Sales & Lettings

- 4 Bedroom Detached House
- Detached Garage & Ample Block Paved Driveway
- Tucked Away Cul-de-sac Location
- Entrance Hall With Cloakroom
- Fitted Kitchen Including Integrated Dishwasher & Fridge/Freezer
- No 'Onward' Chain Complications
- Secluded Rear Garden
- Just 0.6 Miles From Tilehurst Village Centre
- 2 Reception Rooms
- UPVC double glazing & GRCH (n/t)

A four bedroom detached home offered with the advantage of no 'onward chain', ideally located in a tucked away cul-de-sac yet within close proximity of playing fields and a wooded copse, popular schools, regular bus services and a range of shops and amenities just 0.6 miles away in Tilehurst Village. Tilehurst train station is approximately 1.5 miles and both Reading town centre and junction 12 of the M4 motorway each being a simple commute of under 4 miles.

Complemented by a detached garage approached via a block paved driveway to the front and side of the property providing parking for 4 cars, the front door opens to an entrance porch with door to a ground floor cloakroom and also to the front living room which spans the width of the property. A door leads to a dining room with patio door to the rear garden, stairs rise to the first floor and a door leads onto the kitchen. The rear aspect kitchen features a side aspect courtesy door to the driveway and is well appointed with a range of fitted cupboards and ample work top space and includes integrated gas hob with extractor hood over and electric oven below plus dishwasher and fridge/freezer. On the first floor, the landing accesses 4 bedrooms which are serviced by a fully tiled side aspect bathroom with white three piece suite to include shower over bath and heated towel rail.

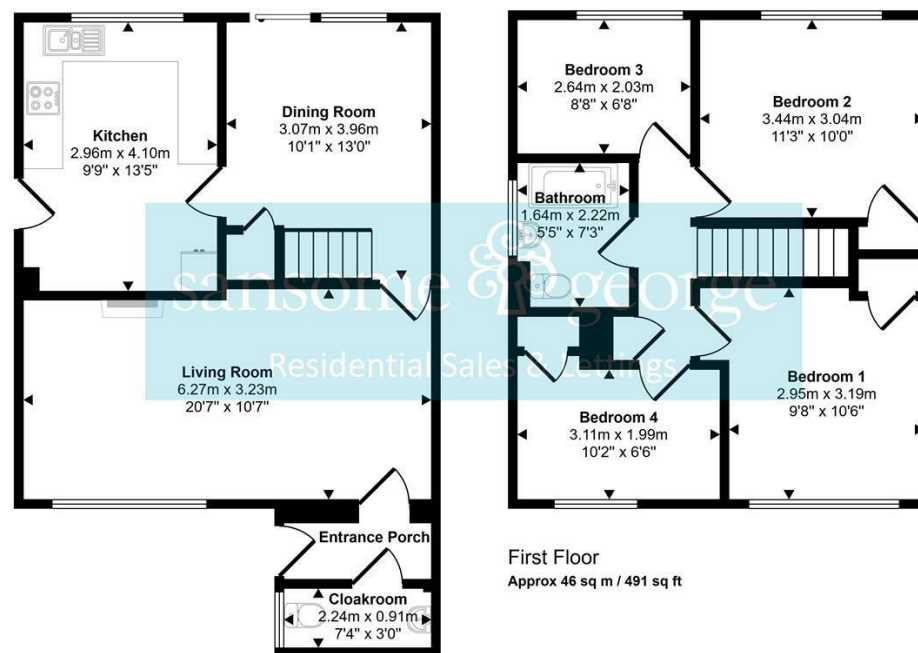
Outside, the rear garden is enclosed by wooded panel fencing with mature trees and shrubs providing a good level of privacy. A block paved patio spans the rear of the property with a path continuing to a further paved patio area behind the garage. The remaining garden is laid mainly to lawn with planted flower/shrub beds and useful gate leads to the driveway.

With other notable features such as UPVC double glazing throughout and gas fired central heating to radiators (n/t), this popular and practical home must be seen. Please contact Sansome & George to arrange a viewing appointment or for any further information.

Reading Borough Council - Band E



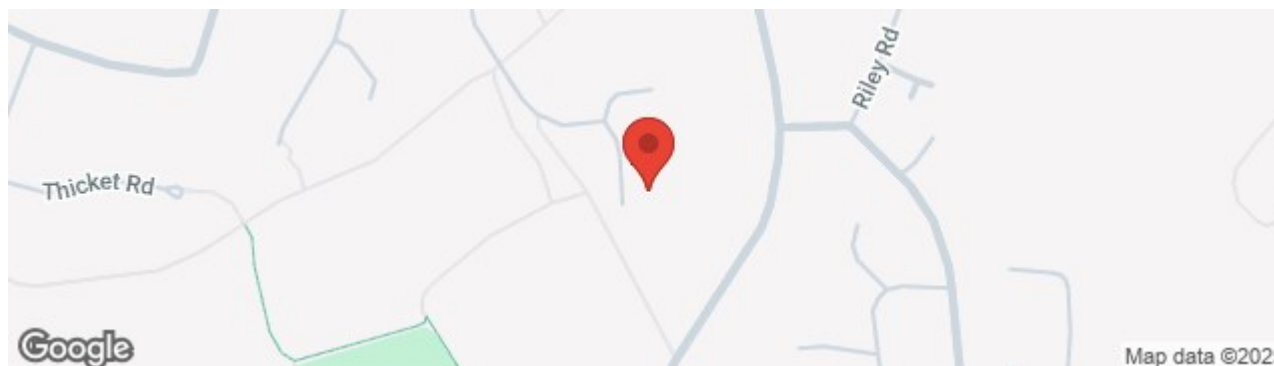
Approx Gross Internal Area
96 sq m / 1036 sq ft



First Floor
Approx 46 sq m / 491 sq ft

Ground Floor
Approx 51 sq m / 545 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.



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	75

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-91) 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	

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