



23 Mackay Close, Calcot, Reading, Berkshire, RG31 7XW
Guide Price £400,000 Freehold

- Immaculately Presented 3 Bedroom Semi Detached
- Rear Aspect Lounge Diner
- Gas Radiator Central Heating
- Cul De Sac Location
- Block Paved Driveway
- Front Aspect Kitchen
- 3 Piece Family Bathroom
- UPVC Double glazed Windows
- Secluded & Established Rear Garden With Side Area
- Store Room & Garage

A well presented three bedroom semi detached home positioned in an ever-popular cul-de-sac. The property is located in the Fords Farm area of Calcot, just under three miles west of Reading town centre and only a five minute drive from Junction 12 of the M4 motorway via the nearby A4 Bath Road. Local amenities within a few minutes' walk include supermarkets, open parkland, regular bus services, and Calcot Golf Course. Popular primary and secondary schools plus Calcot Retail Park, home to IKEA and a 24-hour gym are also within close proximity.

The accommodation comprises entrance hall with stairs rising to the first floor, a front-aspect modern fitted kitchen with ample storage and generous work surface area, and a useful storage room formed from a part converted garage. At the rear of the property, a bright and spacious lounge diner which features twin doors opening onto the garden, along with an additional under-stairs storage cupboard. Upstairs, the first floor offers three well proportioned bedrooms, all served by a white three piece bathroom suite with a shower over the bath. Further benefits include gas radiator central heating and UPVC double glazing throughout.

Externally, the home enjoys a fully enclosed and established rear garden, mainly laid to lawn with mature plants and shrubs along the borders. A patio area provides space for outdoor seating, and the garden extends down the side of the property with gated access to the front. To the front, there is block paved driveway parking and access to a garage with an up-and-over door.

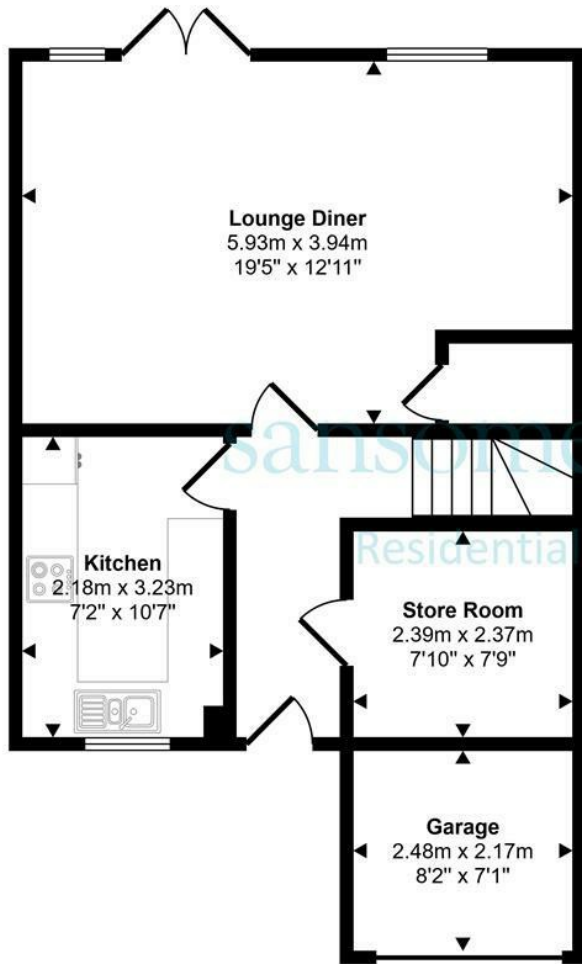
This fine home must be viewed to be fully appreciated, having been lovingly maintained by the current owners for over 40 years. Their care and attention are evident throughout, making this a rare opportunity to acquire a much cherished property in a sought-after location.

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

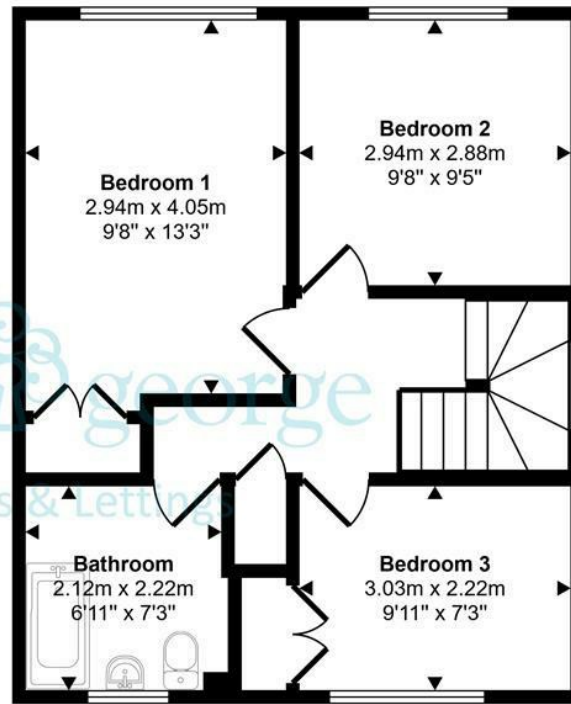
Council Tax Band D - West Berkshire.



Approx Gross Internal Area
94 sq m / 1011 sq ft

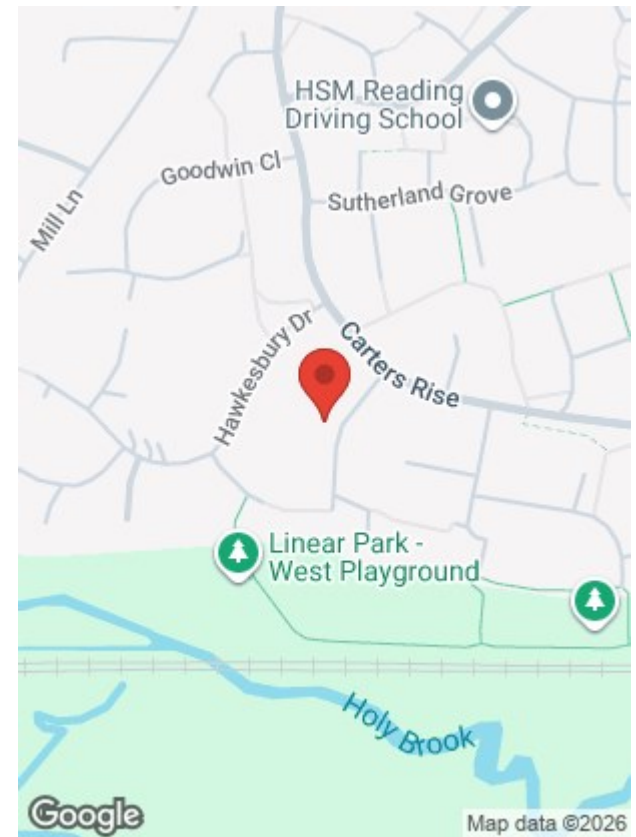


Ground Floor
Approx 50 sq m / 539 sq ft



First Floor
Approx 44 sq m / 472 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	73	80
			England & Wales
			EU Directive 2002/91/EC

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