



sansome & george

53 Narromine Drive, Calcot, Reading, RG31 7ZL
Offers In Excess Of £375,000 Freehold

sansome & george
Residential Sales & Lettings

- Well Presented Semi-Detached Home
- Sought-after Fords Farm development, Calcot
- Modern Fitted Kitchen With Brand New Oven & Gas Hob
- Three-Piece Family Bathroom With Electric Shower
- Garage In Close Proximity Plus Allocated Parking Space
- Peaceful Traffic-Free Walkway Position
- Open Plan Lounge/Dining Room
- Three Well-Proportioned First Floor Bedrooms
- Fully Enclosed Landscaped Rear Garden
- No Onward Chain & Fully Redecorated Throughout

A well presented three-bedroom semi-detached home, ideally positioned on a peaceful, traffic-free walkway within the sought-after Fords Farm development in Calcot. The property is well located for a wide range of local amenities, including shops, supermarkets, Kennet Valley Primary School, and frequent bus services. Excellent transport links are close by via the A4 Bath Road, M4 Junction 12, and Reading town centre, with its mainline railway station approximately 3 miles away.

The accommodation comprises an entrance hall with stairs rising to the first floor, a generous lounge/diner, and a modern fitted kitchen featuring a brand new oven, four-ring gas hob, ample work surface space, and a range of high and low-level storage cupboards. To the first floor are three well-proportioned bedrooms, all serviced by a three-piece family bathroom with electric shower.

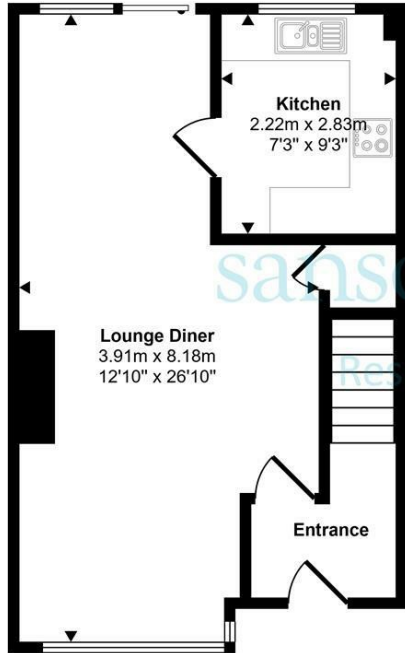
Externally, the property offers a fully enclosed and landscaped rear garden, mainly laid to lawn with a patio area and gated side access leading to the front. The front of the property is approached via a lawned pathway and further benefits from a garage located in a nearby block and an allocated parking space.

This fine home has undergone full redecoration and new carpets throughout is offered with no onward chain, and must be viewed to be fully appreciated.

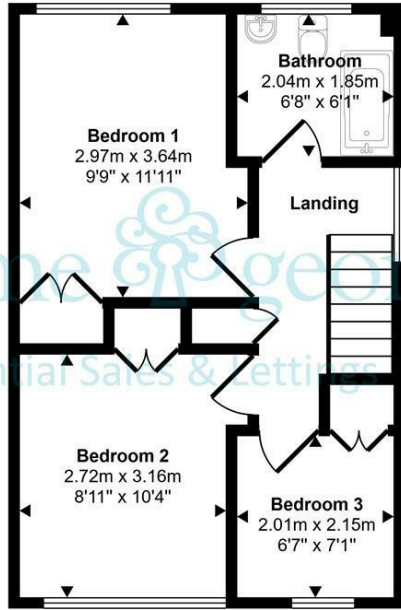
West Berkshire Council - Band D



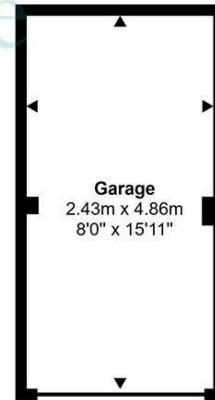
Approx Gross Internal Area
88 sq m / 942 sq ft



Ground Floor
Approx 38 sq m / 413 sq ft

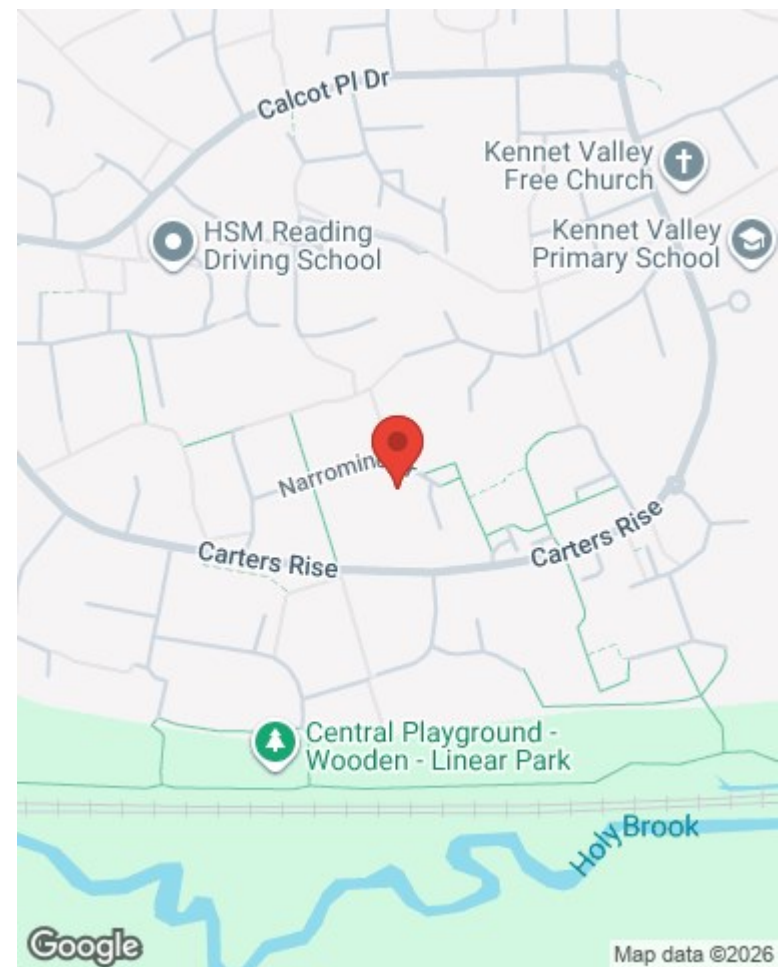


First Floor
Approx 37 sq m / 401 sq ft



Garage
Approx 12 sq m / 127 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		89

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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