



PERFECT PILLARS  
Supporting You



## 28 Honey Bee Street, Calcot, RG31 7DT

Asking price £475,000

- Built in 2021 by Bellway 'Turner' design
- Upgraded flooring and titling
- 0.7 miles from Theale station
- 3 bed semi-detached house
- Close to M4 and local amenities such as Ikea and Sainsbury's
- Cotemporary kitchen & bathroom
- Larger plot compared to similar houses

400 Thames Valley Park Drive, Reading, Berkshire, RG6 1PT  
01183 048821

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<https://www.perfectpillars.co.uk/>



#### Ground Floor

Living/Dining	5.726m x 4.668m (max)	18'9" x 15'4" (max)
Kitchen	3.169m x 2.505m	10'5" x 8'3"
Cloakroom	1.960m x 0.937m	6'5" x 3'1"

## Directions

## Viewings

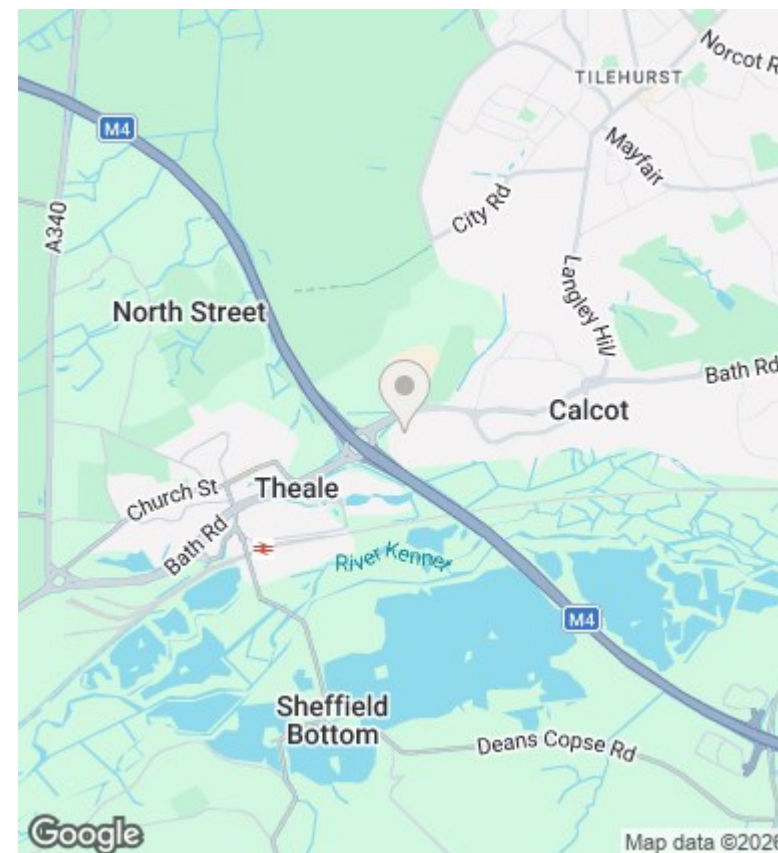
Viewings by arrangement only. Call 01183 048821 to make an appointment.

## Council Tax Band

D

## EPC Rating:

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	