



35 Garston Crescent Calcot, RG31 4XL

Guide price £415,000 Freehold



VP - This charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a welcoming entrance hallway, WC and a spacious living/dining room, ideal for both relaxation and entertaining. The refitted kitchen is a delightful space, designed for modern living and equipped to meet all your culinary needs.

The first floor boasts three well-proportioned bedrooms, providing ample space for family or guests. A stylish bathroom suite completes this level, ensuring that all your daily needs are met with ease.

Outside, the property features off-road parking, along with a larger than average garage that includes a pit, perfect for car enthusiasts or additional storage. The landscaped rear garden is a true highlight, offering a serene retreat that backs onto tranquil woodland, providing a peaceful backdrop for outdoor activities or simply enjoying nature.

This semi-detached house is not just a home; it is a lifestyle choice, combining modern amenities with a picturesque setting. With its excellent location and thoughtful design, this property is an ideal opportunity for families or anyone seeking a comfortable living space in a vibrant community. Don't miss the chance to make this lovely house your new home.

Council tax band - C

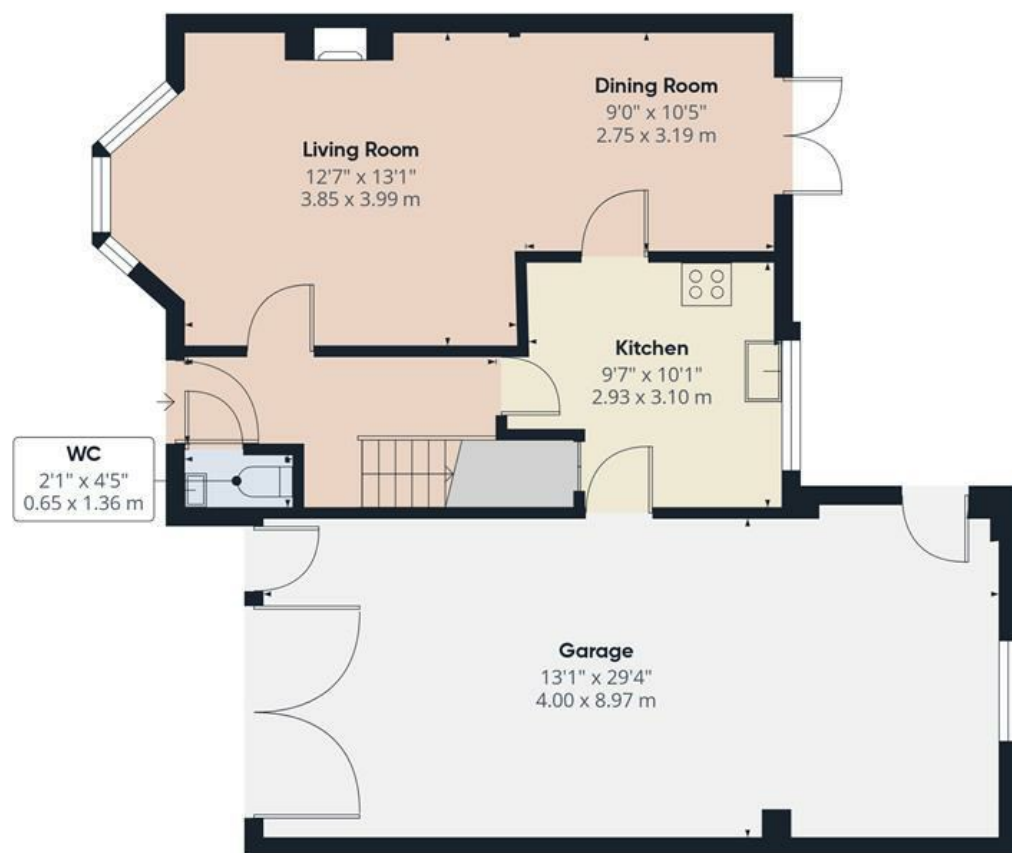
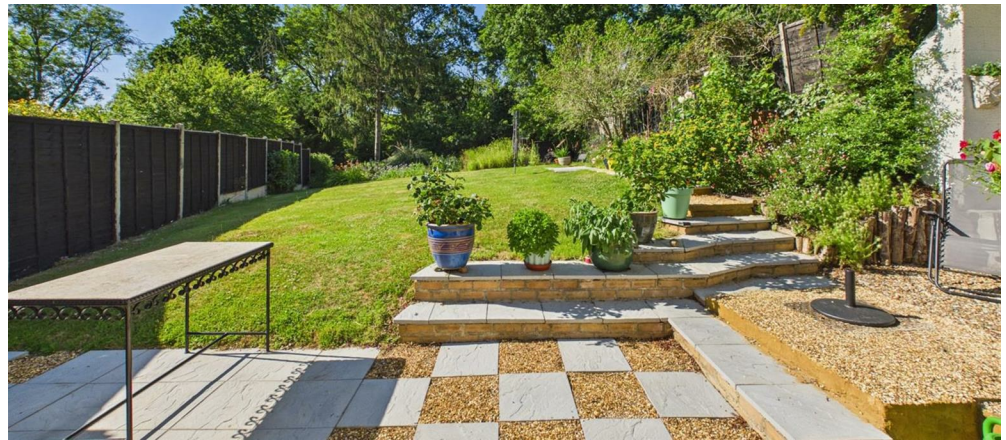
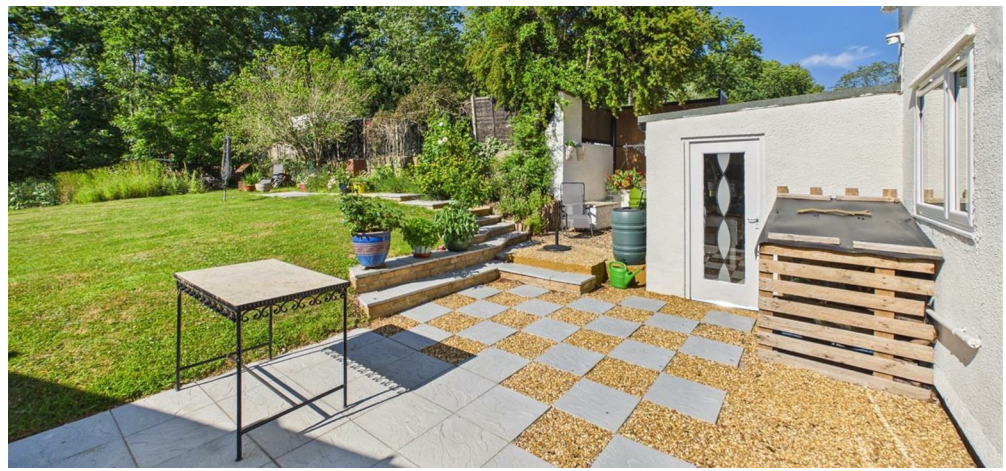
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- OFF ROAD PARKING
- LARGE GARAGE WITH PIT
- DOWNSTAIRS WC
- GARDEN WITH PATIO/LAWN



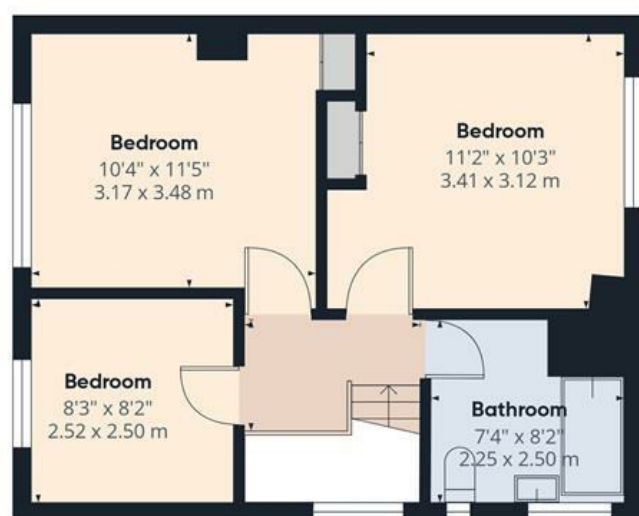
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
1245 ft²
115.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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