



11 Latimer Drive, Calcot, Reading, RG31 7AP
Guide Price £350,000 Freehold

sansome & george
Residential Sales & Lettings

- Sought-After Peaceful Cul-De-Sac Location
- Excellent Transport Links Including M4 And Buses
- Modern Kitchen With Garden Access
- Stylish Contemporary Bathroom Suite
- Versatile Outbuildings For Storage Or Office
- Moments From Shops, Schools And Parks
- Spacious Dual-Aspect Open-Plan Living Room
- Two Generous Double Bedrooms
- Low-Maintenance Landscaped Rear Garden
- Driveway Parking And Gated Side Access

This beautifully presented property enjoys a superb location just moments from a wide range of amenities, including Sainsbury's, Boots, IKEA, and Pure Gym. Highly regarded primary and secondary schools are close by, along with open playing fields and scenic walks through Linear Park. Junction 12 of the M4 is only a two-minute drive away, while a regular bus service to Reading town centre is just a minute's walk from the doorstep. The charming village of Theale, with its independent shops and mainline railway station, is also within easy reach.

The accommodation comprises an entrance porch opening into a bright and spacious dual-aspect open-plan living room with stairs rising to the first floor. The modern rear-aspect kitchen offers ample storage and generous worksurface space, with direct access to the landscaped rear garden. Upstairs, there are two well-proportioned double bedrooms served by a stylish, contemporary bathroom. Additional features include gas radiator central heating and UPVC double glazing throughout.

The exterior offers a low-maintenance rear garden with an astro turf area, two versatile outbuildings—one used for storage and the other ideal as a games room, home office, or similar use with light and power and air-conditioning. The garden is fully enclosed, with gated side access leading to the front, where there is driveway parking.

Council Tax: West Berkshire – Band C

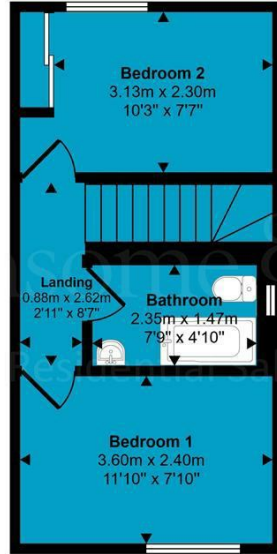
For further information or to arrange a viewing of this delightful home, please contact Sansome & George Estate Agents at your earliest convenience.



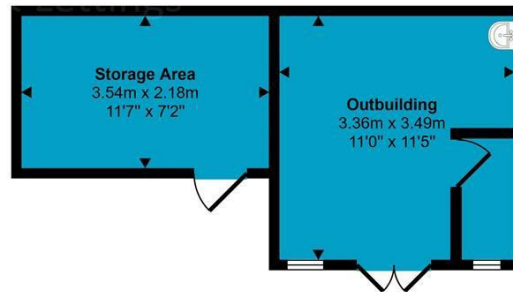
Approx Gross Internal Area
76 sq m / 817 sq ft



Ground Floor
Approx 29 sq m / 309 sq ft

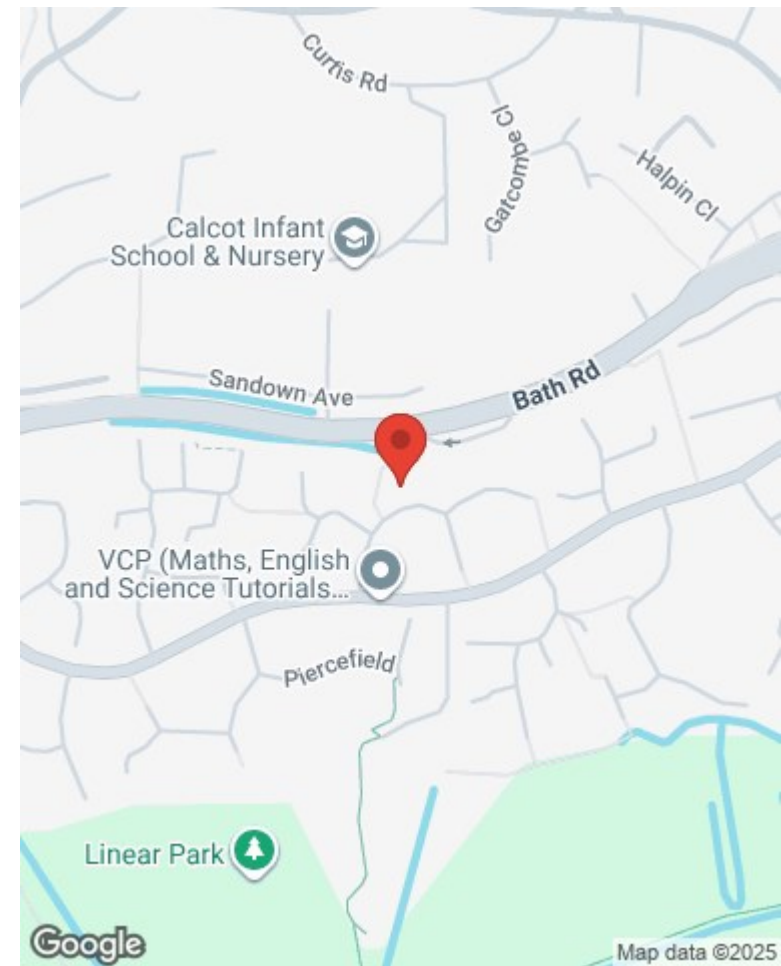


First Floor
Approx 27 sq m / 296 sq ft



Outbuildings
Approx 20 sq m / 213 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.

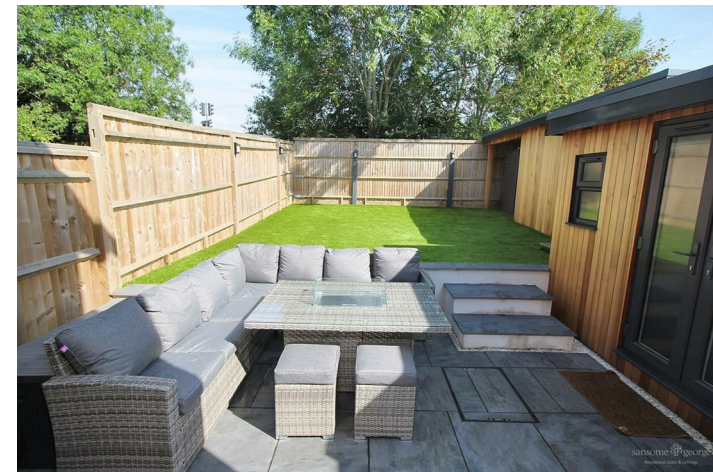
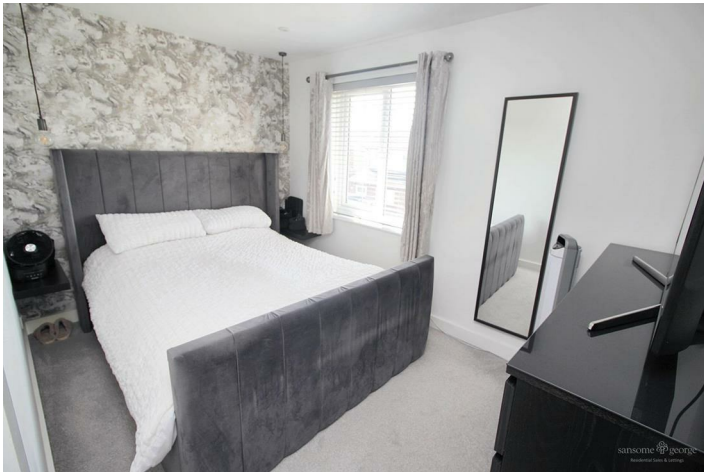


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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