

9 Cambrian Way, Calcot, Reading, RG31 7DD
£550,000 Freehold

sansome george
Residential Sales & Lettings

- 4 Bedroom Detached Home Located off The Chase
- Front Aspect Living Room & Rear Aspect Dining Room
- Family Bathroom & En Suite Suite Shower Room
- Recently Installed UPVC Double Glazed Windows
- Integral Garage With Light & Power
- Entrance Hall & WC
- Rear Aspect Modern Fitted Kitchen
- Gas Radiator Central Heating
- Low Maintenance Rear Garden
- Driveway Parking





Situated in a desirable and established cul-de-sac just off The Chase, this very well presented four bedroom detached family home offers spacious and well proportioned accommodation, complemented by a number of attractive features and modern improvements. Ideally positioned within easy reach of local shops, regular bus services and picturesque riverside walks along the banks of the Holybrook River, the property provides an excellent combination of convenience, comfort and lifestyle.

The accommodation is approached via an entrance hall with access to a ground floor cloakroom. The front aspect living room provides a welcoming reception space, featuring an attractive fireplace and surround, with an opening leading through to a separate dining room. Both rooms benefit from a recently refitted hardwood floor, creating an attractive setting for both everyday family dining and entertaining. To the rear, the property enjoys a modern fitted kitchen, thoughtfully arranged with a range of units and work surfaces, providing a practical and contemporary space with views towards the rear garden.

To the first floor, there are four well proportioned bedrooms, making this an ideal home for growing families or those requiring additional space to work from home. Bedroom one benefits from its own ensuite shower room, while the remaining bedrooms are served by a family bathroom.

The property has also benefited from several worthwhile improvements, including the replacement of all windows by Anglian, which remain under guarantee. Gas radiator central heating is provided, with the boiler having been replaced within the last year. Further enhancing the home's appeal and energy efficiency are the installed solar panels, which generate electricity.

Externally, the property continues to impress with a fully enclosed rear garden, incorporating a patio area and lawn, providing an ideal space for outdoor dining, relaxation and family enjoyment. Gated side access leads to the front garden, where established mature shrubs provide an attractive setting and a good degree of privacy. A driveway provides convenient off road parking and leads to an integral garage, complete with light, power and a useful courtesy door giving direct access into the internal hallway.

Please contact Sansome & George Tilehurst office to arrange an appointment to view.

Council Tax Band E - West Berkshire

Purchaser's Note

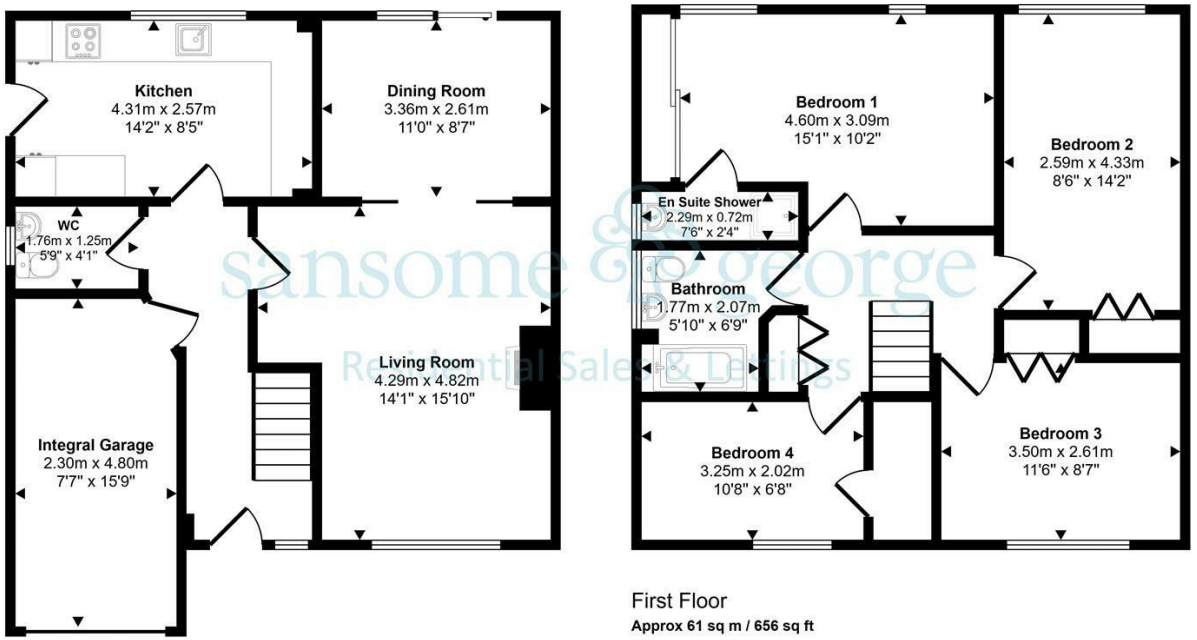
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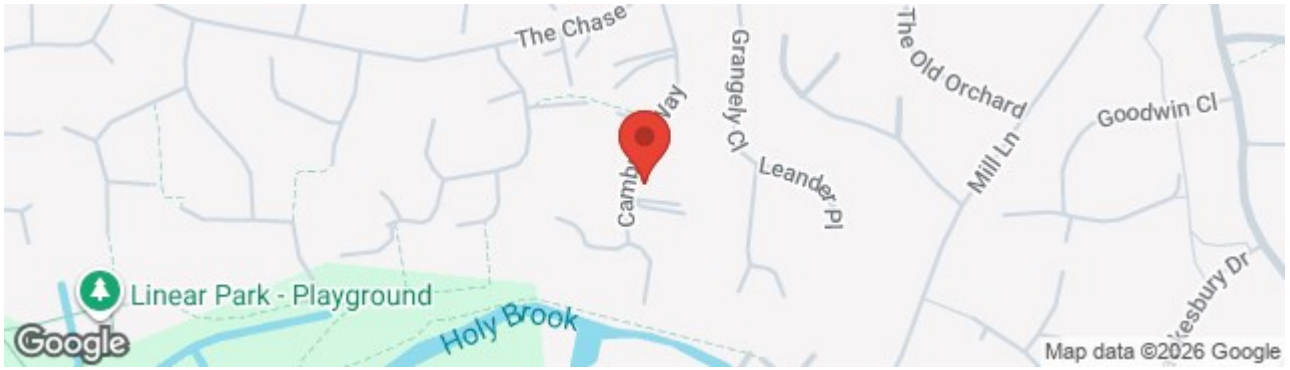
Approx Gross Internal Area
124 sq m / 1331 sq ft

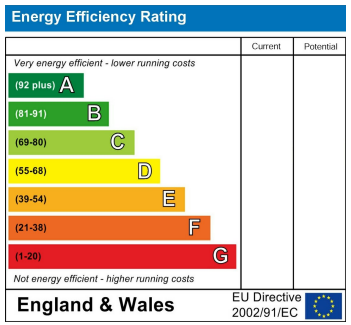


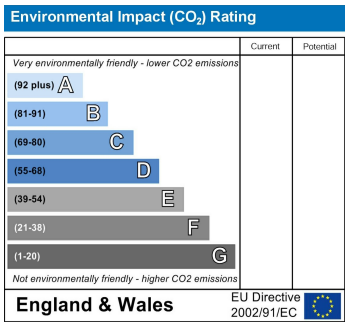
First Floor
Approx 61 sq m / 656 sq ft

Ground Floor
Approx 63 sq m / 675 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.







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