



8 Kemerton Close, Calcot, Reading, RG31 7DG
£400,000 Freehold

- 3 Bedroom Extended End Terrace Home
- Study/Playroom
- 3 Double Bedrooms
- Driveway parking
- Sought After Cul--de-sac

- Living Room & Dining Room
- Kitchen & First Floor Bathroom
- Gas Radiator Central heating
- Enclosed Rear Garden With Side Access
- Close To Bus Services & Local Shops

Tucked away in a sought after cul-de-sac just off The Chase, this well presented three-bedroom end terrace home offers an ideal blend of comfort, convenience and lifestyle.

Perfectly positioned, the property is within easy reach of local shops, frequent bus services providing swift access to Reading town centre, and scenic riverside walks along the banks of the Holybrook, where miles of open countryside can be enjoyed.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hall. To the front, a fitted kitchen overlooks the cul-de-sac, while the spacious living room provides a relaxing setting for everyday living. To the rear, a bright dining room and separate study/playroom both benefit from direct access to the enclosed garden, creating versatile spaces ideal for entertaining, family life or working from home.

Upstairs, the first floor offers three well proportioned double bedrooms and a family bathroom, providing comfortable accommodation for growing families or those needing additional space.

Further benefits include gas radiator central heating and UPVC double glazed windows throughout. Outside, the fully enclosed rear garden offers a private and secure outdoor space with gated side access, while driveway parking to the front adds everyday convenience.

This attractive home combines a peaceful residential setting with excellent local amenities and transport links, making it a superb choice for families, professionals and investors alike.

Please contact Sansome & George Tilehurst branch to make an appointment to view.

Council Tax Band C - West Berkshire.



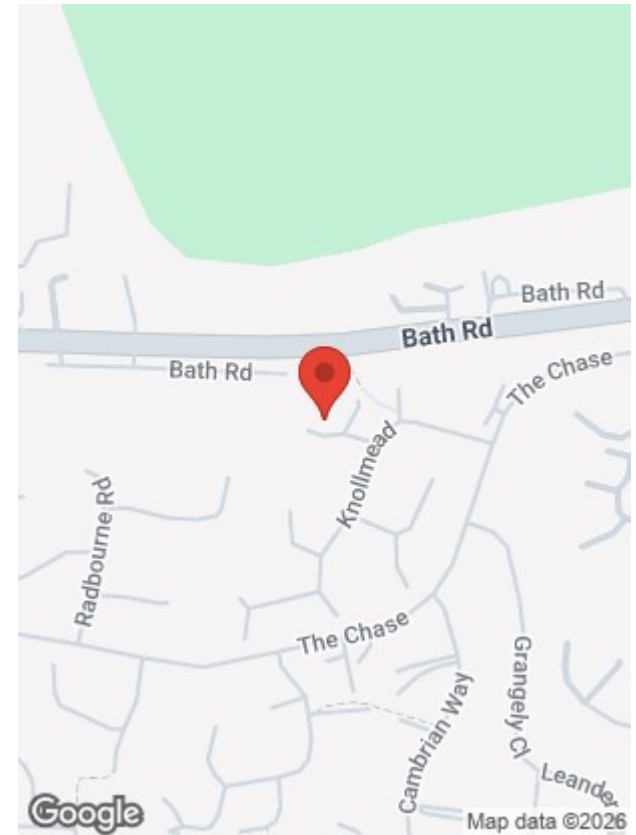
Approx Gross Internal Area
91 sq m / 981 sq ft



Ground Floor
Approx 50 sq m / 543 sq ft

First Floor
Approx 41 sq m / 438 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 | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | | 82 | England & Wales |
| | EU Directive 2002/91/EC | | EU Directive 2002/91/EC |

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