



45 Yew Tree Rise, Calcot, Reading, RG31 4RQ
Guide price £400,000 Freehold

- SEMI DETACHED HOUSE
- OFF ROAD PARKING & GARAGE
- DOWNSTAIRS WC
- KITCHEN/BREAKFAST ROOM
- ENCLOSED REAR GARDEN
- SIDE ACCESS TO GARDEN
- CUL DE SAC LOCATION

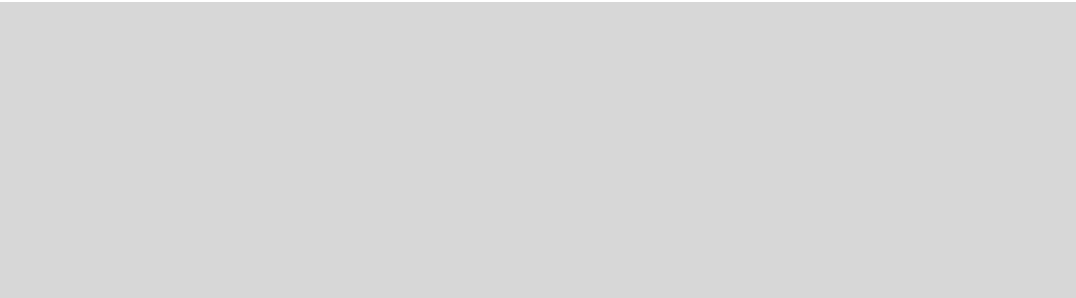
VP - This delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. With off-road parking and a garage situated to the side, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed by an entrance hallway that leads to a well-appointed kitchen/breakfast room, perfect for enjoying leisurely meals with family and friends. The inviting living room provides a cosy space for relaxation and entertainment, making it the heart of the home. A convenient downstairs toilet adds to the practicality of the layout.

Venturing to the first floor, you will find three generously sized bedrooms, each offering ample natural light and space for personalisation. The family bathroom is thoughtfully designed to cater to your daily needs.

The rear garden is a delightful feature of this property, providing a private outdoor space for gardening, play, or simply unwinding after a long day. With direct access to the garage and a side gate, the garden is both functional and accessible.

Council tax band - D



ADDITIONAL INFORMATION

DIRECTIONS

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 



Approximate total area⁽¹⁾
918 ft²
85.2 m²

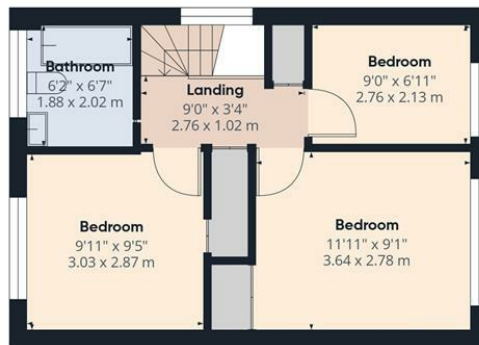
(1) Excluding balconies and terraces

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

GIRAFFE360



Ground Floor



Floor 1



