



**6 Sandhills Way, Calcot, Reading, RG31 7PQ**  
**£435,000 Freehold**

**sansome  george**  
Residential Sales & Lettings

- 3 Bedroom Link Detached Home
- Living Room & Dining Room
- Full Width Conservatory
- UPVC Double Glazed Windows
- Garage & Parking To Rear

- Hall & Ground Floor WC
- Study & Kitchen
- Gas Radiator Central Heating
- First Floor Family Bathroom
- Enclosed Rear Garden Stocked With Flowers

Situated in a peaceful traffic-free walkway position within the highly desirable Fords Farm development, this well presented three bedroom link-detached home offers spacious and versatile accommodation, making it an ideal choice for families. Conveniently located close to local shops, well regarded schools, and regular bus services, the property combines everyday convenience with excellent access to nature and leisure facilities.

The beautiful surroundings include scenic walks along the Holy Brook, attractive countryside and nearby Calcot Golf Club, providing plenty of opportunities for outdoor recreation.

The accommodation comprises a spacious and welcoming entrance hall, ground floor cloakroom/WC, study, generous living room, separate dining room, and a fitted kitchen. A particular highlight of the property is the magnificent full width conservatory, providing an excellent additional reception space and enjoying views over the rear garden.

To the first floor are three well proportioned bedrooms and a family bathroom. Further benefits include gas radiator central heating and UPVC double-glazed windows throughout.

Outside, the attractive rear garden features a patio area, side access to the front and direct access to the garage. The main garden is beautifully established with a variety of mature flowers, shrubs, and planting, creating a colourful and delightful outdoor space to enjoy throughout the seasons.

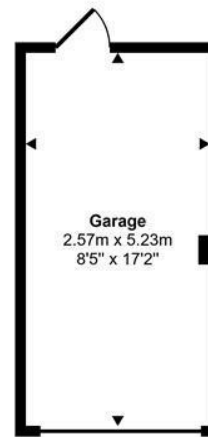
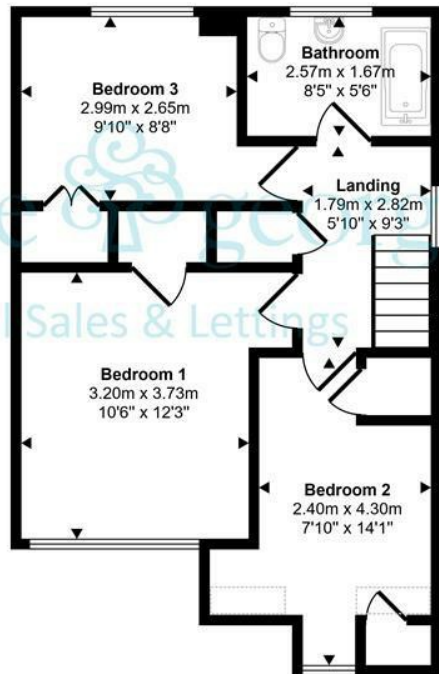
An internal viewing is highly recommended to fully appreciate everything this lovely family home has to offer.

For further information or to arrange a viewing, please contact Sansome & George, Tilehurst Branch

Council Tax Band D - West Berkshire



Approx Gross Internal Area  
129 sq m / 1384 sq ft



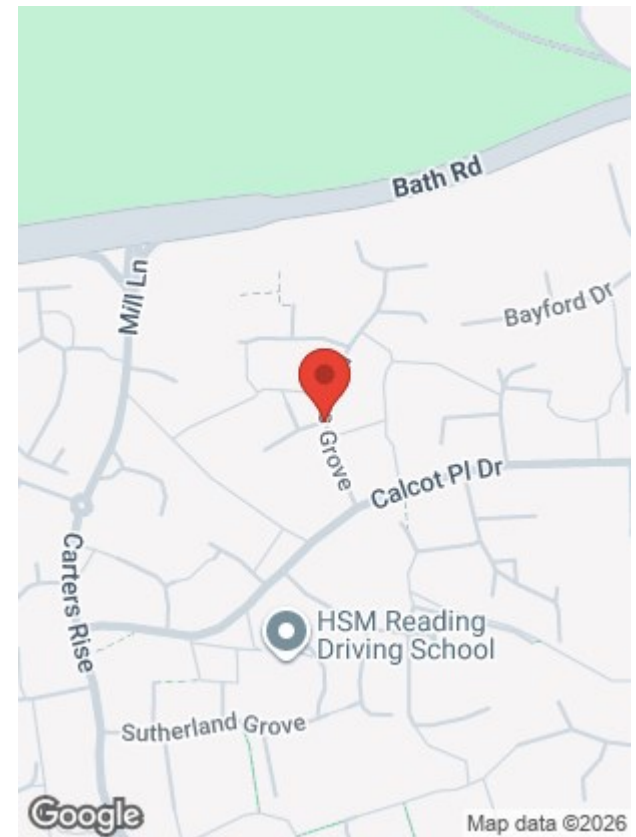
First Floor  
Approx 46 sq m / 498 sq ft

Garage  
Approx 13 sq m / 145 sq ft

Ground Floor  
Approx 69 sq m / 741 sq ft

Denotes head height below 1.5m

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 <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |
| England & Wales                             | EU Directive 2002/91/EC | 86   | England & Wales   |
|   |                         | 60   | EU Directive 2002/91/EC   |

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