



**24 Swanholm Gardens, Calcot, Reading, RG31 7YB**  
**Guide Price £300,000 Freehold**

sansome & george  
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Residential Sales & Lettings

- Sought After Fords Farm Location
- Immaculately Presented Throughout
- Bright Open Plan Living Room
- Stylish Three Piece Bathroom
- Gated Rear Access To Garage

- Quiet Traffic Free Walkway Setting
- Two Generous Double Bedrooms
- Modern Fitted Kitchen
- Private Rear Garden With Patio
- Valuable Off Street Driveway Parking

Situated in the highly sought-after Fords Farm area, this immaculately presented two-bedroom mid-terrace home enjoys a peaceful position within a popular traffic-free walkway, creating a quiet and welcoming environment. The property is ideally located within easy reach of local shops, regular bus services and picturesque riverside walks along the banks of the Holybrook, perfectly blending modern convenience with a tranquil lifestyle.

Internally, the accommodation comprises a storm porch leading to the entrance hall, a bright and spacious open-plan living room with front and rear aspects, and a well-appointed rear-aspect kitchen. Upstairs are two generous double bedrooms and a modern three-piece bathroom. Further benefits include UPVC double glazing and gas radiator central heating throughout.

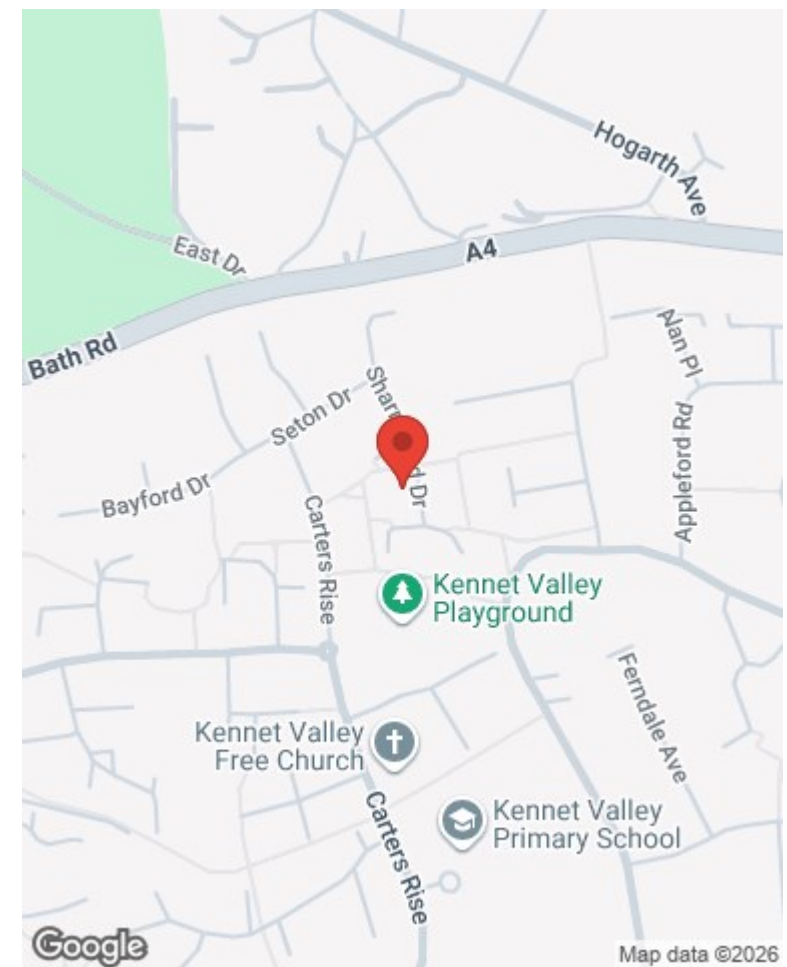
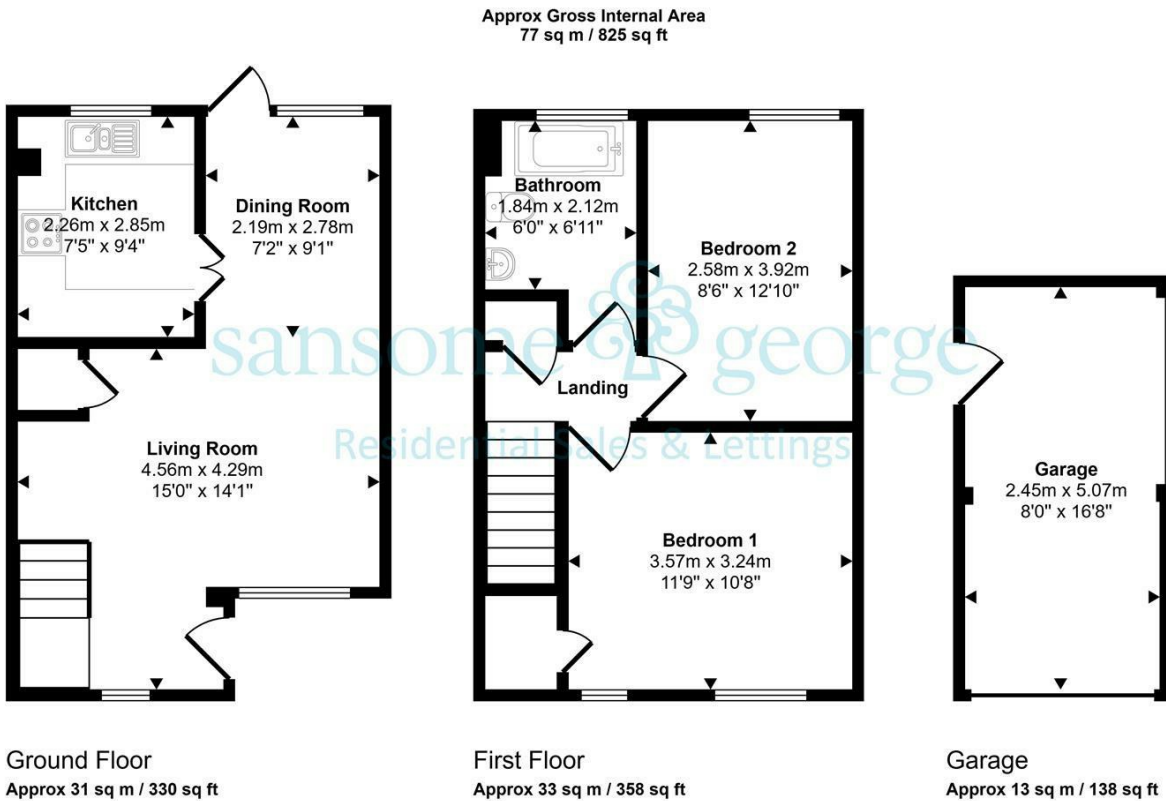
Externally, the private rear garden is attractively maintained, featuring a patio area ideal for outdoor dining, a lawned section for relaxation, and a timber garden shed for storage. A particular highlight is the gated rear access leading directly to the garage and driveway parking, providing valuable off-street parking rarely found in this style of property and adding significant everyday practicality.

An ideal purchase for first-time buyers, downsizers or investors, this turnkey home is located in a consistently popular and well-regarded area.

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

Council Tax Band C – West Berkshire Council





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			90
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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.

**Misrepresentation and Misdescriptions Acts**

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)