



12 Colston Close  
Calcot, RG31 7EQ

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Offers over £500,000 Freehold



**DESCRIPTION**  
VP - NO ONWARD CHAIN

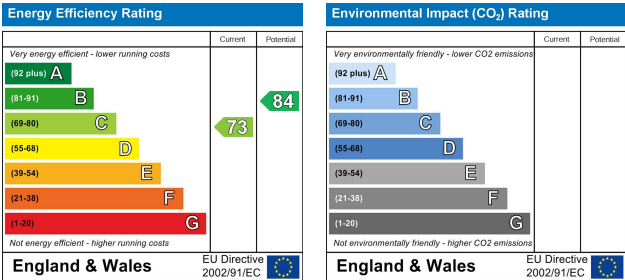
Presented to the market is this impressive semi-detached house offers a perfect blend of space and comfort. With five versatile bedrooms, this property is ideal for families or those seeking extra room for guests or a home office. The layout includes two well-proportioned reception rooms, providing ample space for relaxation and entertaining.

The house boasts two modern bathrooms, ensuring convenience for busy households. The property is in excellent condition, allowing you to move in with ease and enjoy your new home from day one.

Set on a generous corner plot, the large garden is a standout feature, offering a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying sunny afternoons. Additionally, the property includes a garage and a driveway, providing parking for two vehicles, which is a valuable asset in this area.

This semi-detached house on Colston Close is not just a home; it is a lifestyle choice, combining comfort, space, and a fantastic location. Whether you are looking to settle down or invest, this property is sure to meet your needs. Don't miss the opportunity to make this charming house your new home.

- SUMMARY OF ACCOMMODATION**
- NO ONWARD CHAIN
  - FOUR/FIVE BEDROOMS
  - EXCELLENT CONDITION
  - CORNER PLOT
  - LARGE PATIO & GARDEN
  - GARAGE/DRIVEWAY
  - DOWNSTAIRS BATHROOM
  - SHORT WALK TO PUBLIC TRANSPORT



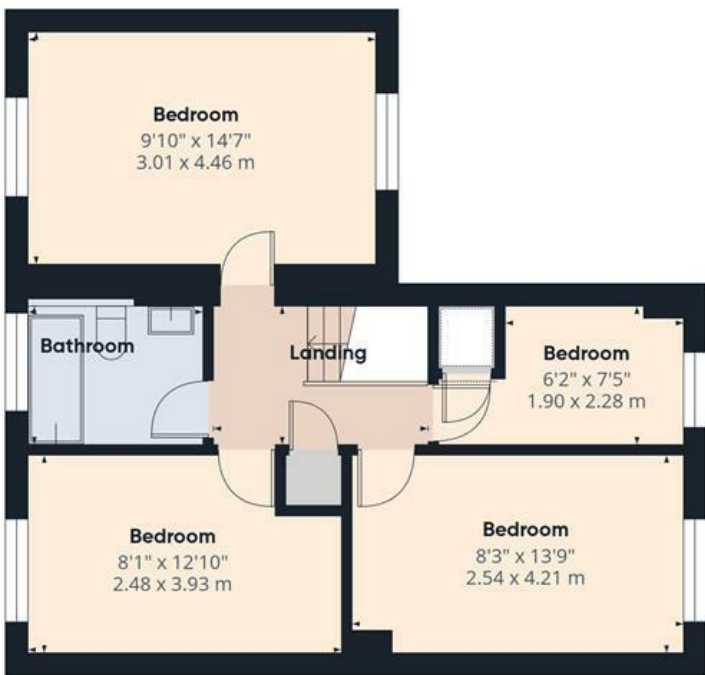
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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1263 ft<sup>2</sup>  
117.4 m<sup>2</sup>

(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.

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