



73 Hawkesbury Drive
Calcot, RG31 7ZR

Guide price £575,000 Freehold



VP - NO ONWARD CHAIN CAN BE CONSIDERED.

Nestled in the desirable area of Calcot, Reading, this splendid four-bedroom detached house on Hawkesbury Drive offers a perfect blend of comfort and convenience. With ample off-road parking for up to five vehicles, this property is ideal for families or those who enjoy hosting guests.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a well-fitted kitchen, perfect for culinary enthusiasts. The spacious living room and dining room provide excellent spaces for relaxation and entertaining, while the unique bar/reception room adds a touch of sophistication. A sun room invites natural light, creating a warm and inviting atmosphere, and a convenient toilet completes the ground floor layout.

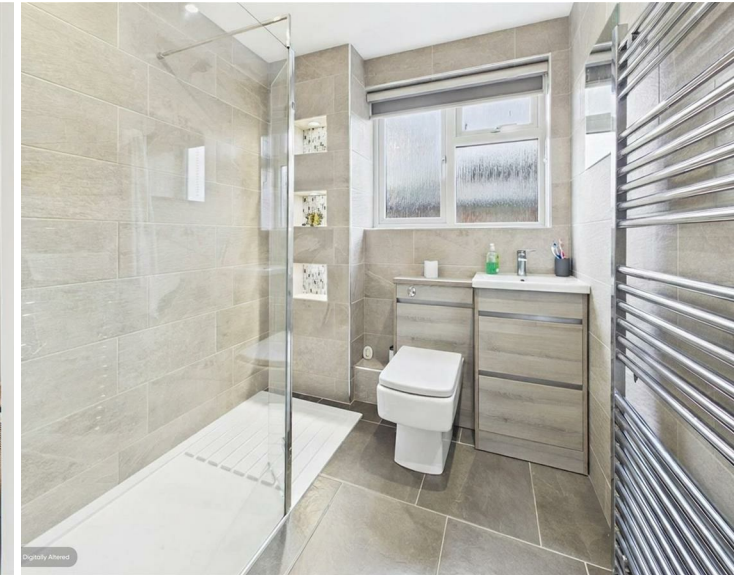
The first floor boasts four generously sized bedrooms, providing plenty of space for family or guests. A recently refitted shower room ensures modern comfort and convenience.

Step outside to discover a beautifully landscaped rear garden, featuring a patio and decking area, ideal for al fresco dining or simply enjoying the outdoors. The artificial lawn offers a low-maintenance solution for those who prefer to spend their time enjoying the garden rather than tending to it. Additionally, there is direct access to a garage/storage area, providing further practicality.

This property is perfectly situated with easy access to local amenities, bus routes, parks, and the M4 Junction 12, making it an excellent choice for commuters and families alike. This charming home is not just a property; it is a lifestyle waiting to be embraced.

- Council tax band - E
- NO CHAIN (CAN BE CONSIDERED)
 - DETACHED
 - CUL DE SAC LOCATION
 - GARAGE
 - OFF ROAD PARKING
 - THREE/FOUR RECEPTION ROOMS
 - DOWNSTAIRS WC
 - 360 VIRTUAL TOUR
 - FOUR BEDROOMS





Ground Floor



Approximate total area^m
908 ft²
84.3 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.

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