



**6 Hawley Close, Calcot, Reading, RG31 7ED**  
**Guide Price £400,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Three Bedroom End Terrace Home
- Highly Sought After Beansheaf Area
- Modern Fitted Kitchen
- Private Enclosed Rear Garden
- Easy Access To M4 And A4

- Quiet Cul De Sac Location
- Spacious Lounge Dining Room
- Contemporary Bathroom Suite
- Driveway Parking And Integral Garage
- Walking Distance To Shops And Linear Park

A well presented three bedroom end terrace home tucked away in a quiet cul de sac within the highly sought after Beansheaf area of Calcot. The property is ideally positioned for convenient access to the A4 Bath Road, Junction 12 of the M4 and Reading town centre, which is approximately three miles away. The green open spaces of Linear Park are located just yards from the property at the foot of the cul de sac, while regular bus services, local shops and Calcot Retail Park, featuring a 24 hour gym, Sainsbury's and IKEA, are all within easy walking distance.

The accommodation comprises an entrance lobby, a spacious lounge dining room with stairs rising to the first floor, and a modern fitted kitchen offering a range of high and low level cupboards with ample work surface space. Upstairs there are three well proportioned bedrooms, all serviced by a contemporary three piece bathroom suite with shower over bath. This fine home particularly benefits from an abundance of natural light throughout.

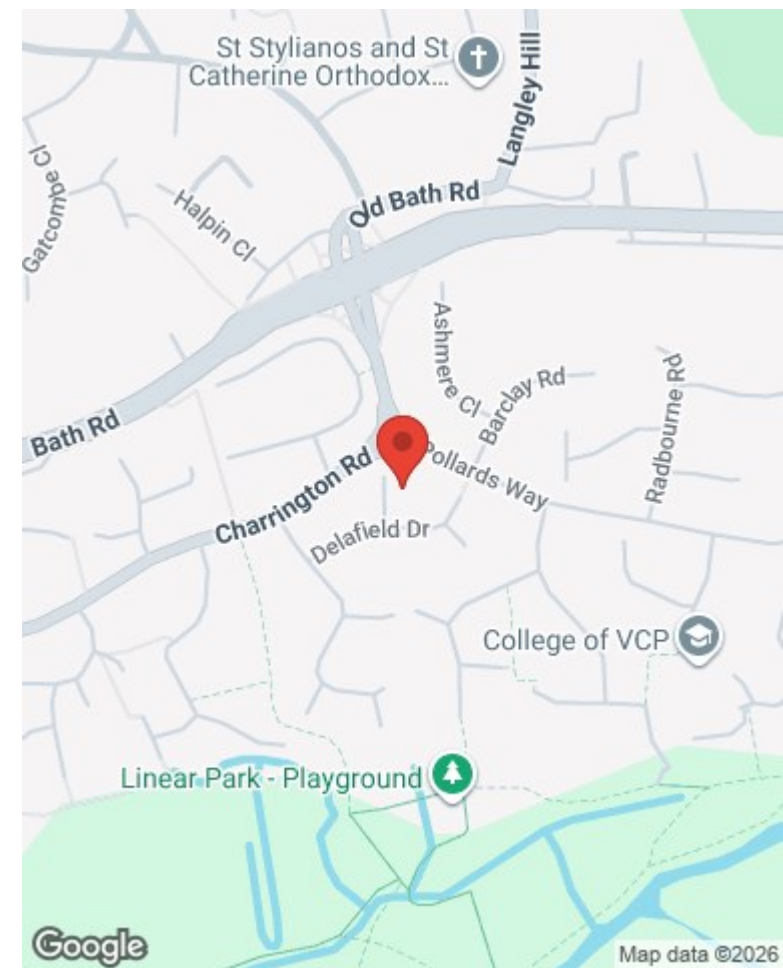
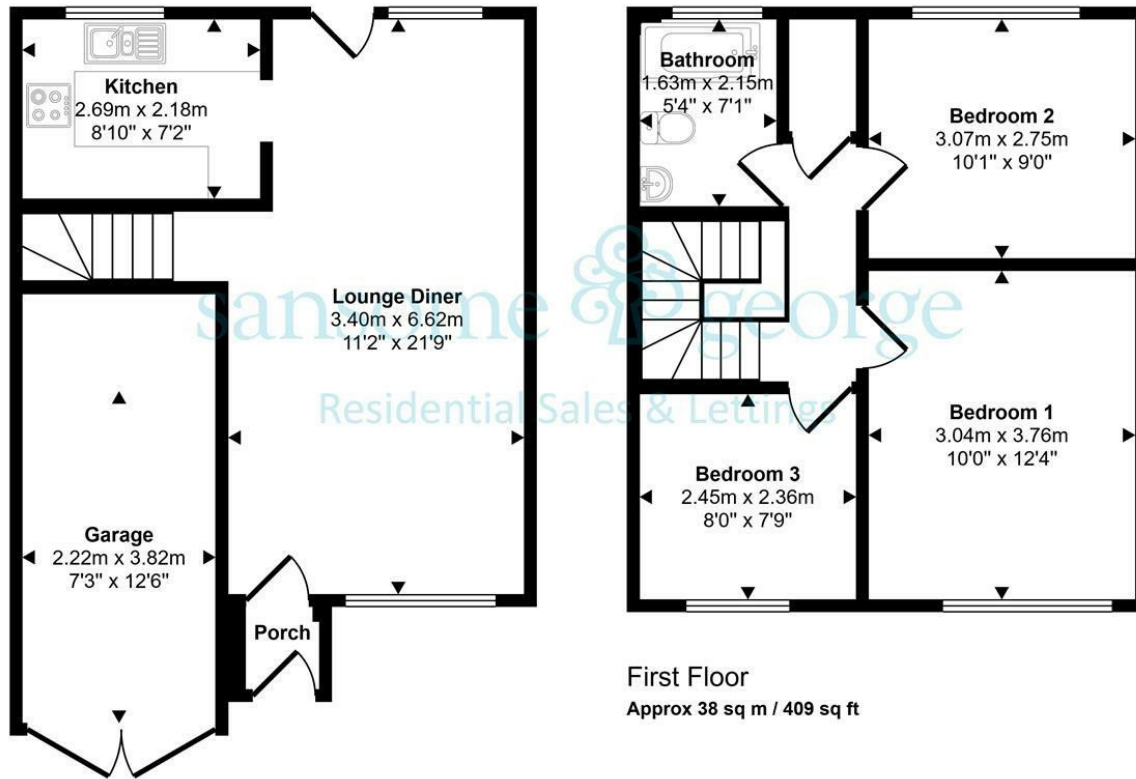
Externally, the property boasts a fully enclosed rear garden, mainly laid to lawn with a patio area perfect for entertaining, complemented by a variety of mature shrubs and planted borders. Gated side access leads to the front, where there is driveway parking and access to the integral garage, which benefits from light and power.

Early interest is anticipated in this sought-after home. To arrange a viewing or for further information, please contact Sansome & George Estate Agents at your earliest convenience.

West Berkshire Council - Band D



Approx Gross Internal Area  
81 sq m / 872 sq ft



**Ground Floor**  
Approx 43 sq m / 462 sq ft

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		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>83</b>

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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