26 Garston Crescent, Calcot, Reading, RG31 4XJ
Offers In Excess Of £375,000 Freehold

sansome george

Residential Sales & Lettings

- Spacious 4 Bedroom Semi-Detached Home
- Sought-After School Catchment Area
- Two Receptions + Family Room
- Four Bedrooms
- Large Decking & Private Lawned Garden

- Close To Shops, Gym & IKEA (1.5 miles)
- Excellent M4 Access Via A4 Bath Road
- Kitchen With Utility & Ground Floor Shower
- Bathroom & Separate WC
- Outbuilding Ideal For Home Office/Studio

A spacious four-bedroom link semi-detached home, ideally positioned within sought-after school catchments, enjoying a prime location on the Tilehurst/Calcot borders. The property offers excellent access to the M4 via the nearby A4 Bath Road and is conveniently located close to a range of local amenities, including a parade of shops, Tilehurst Village, and Calcot Retail Park home to a 24-hour gym and IKEA, all within approximately 1.5 miles. Reading Town Centre is also easily accessible, being just 5 miles away.

The property's accommodation comprises an entrance hall with stairs rising to the first floor and doors leading to a generous living room, separate dining room, kitchen with ample storage and worksurface space, utility room, ground floor shower room, and an additional family room. Upstairs, the first floor landing gives access to four bedrooms, a family bathroom, and a separate WC.

Externally, the property boasts a beautifully landscaped, south-facing rear garden featuring a large decked terrace with steps leading down to a well-maintained lawn. Beyond this lies a gated section, ideal for use as a small allotment or vegetable patch. Additionally, there is a superb outbuilding, fully insulated and double glazed, complete with power sockets and ethernet connectivity throughout, making it perfect for use as a home office or studio.
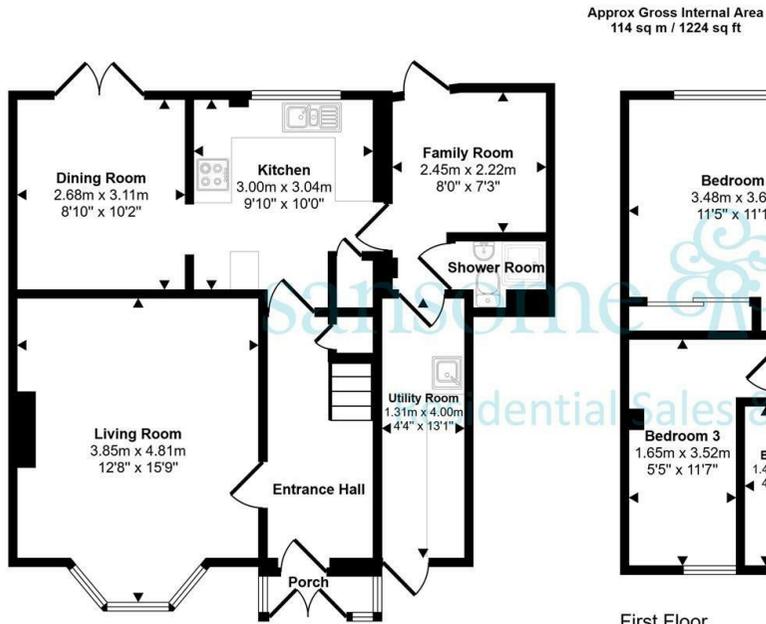
Further benefits include UPVC double glazing and gas-fired central heating to radiators. Offering plenty of potential, this versatile family home must be viewed to be fully appreciated.

Please contact Sansome & George Estate Agents for further information or to arrange your viewing appointment, early interest is anticipated.
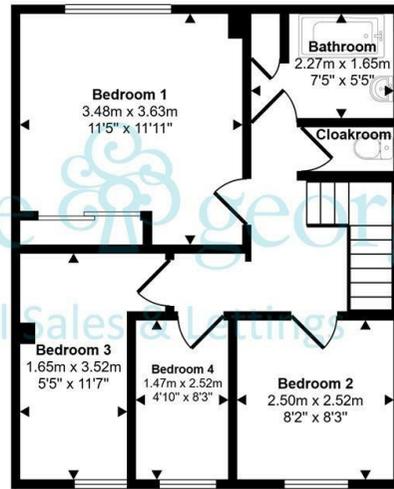
West Berkshire Council – Band C (This could increase to band D upon completion)

Please Note: This property is of concrete construction, specifically Laing Easiform. If you intend to obtain mortgage finance, we recommend consulting with your lender prior to viewing.
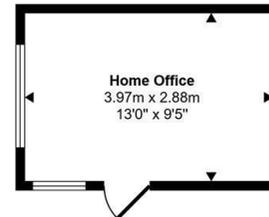
Approx Gross Internal Area
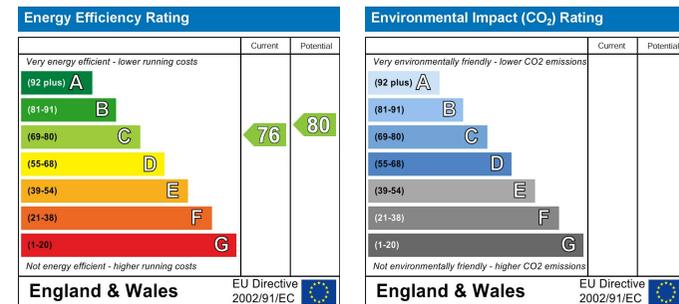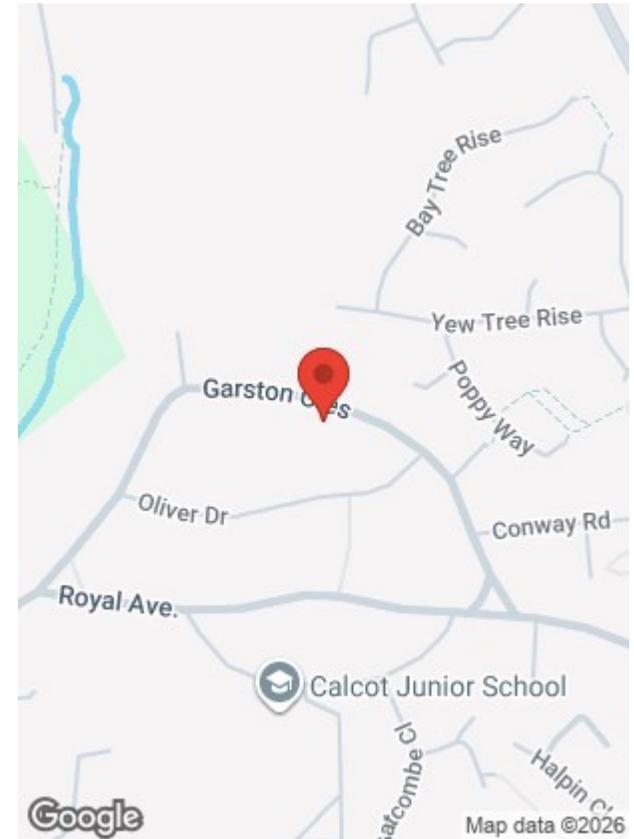**114 sq m / 1224 sq ft**

Dining Room
2.68m x 3.11m
8'10" x 10'2"

Kitchen
3.00m x 3.04m
9'10" x 10'0"

Family Room
2.45m x 2.22m
8'0" x 7'3"

Shower Room

Living Room
3.85m x 4.81m
12'8" x 15'9"

Utility Room
1.31m x 4.00m
4'4" x 13'1"

Entrance Hall

Porch

Ground Floor
Approx 60 sq m / 645 sq ft

Bathroom
2.27m x 1.65m
7'5" x 5'5"

Bedroom 1
3.48m x 3.63m
11'5" x 11'11"

Cloakroom

Bedroom 3
1.65m x 3.52m
5'5" x 11'7"

Bedroom 4
1.47m x 2.52m
4'10" x 8'3"

Bedroom 2
2.50m x 2.52m
8'2" x 8'3"

First Floor
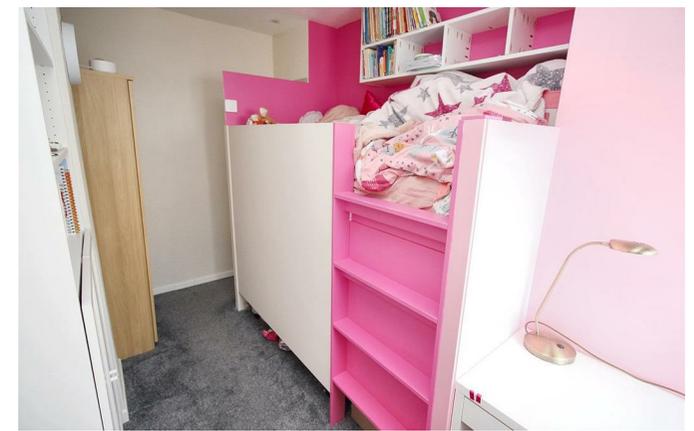Approx 43 sq m / 465 sq ft

Home Office
3.97m x 2.88m
13'0" x 9'5"

Home Office
Approx 11 sq m / 114 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.

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