



sansome  george

25 Embrook Way, Calcot, Reading, RG31 7BG
£540,000 Freehold

sansome  george
Residential Sales & Lettings

- 4 Bedroom Detached Home
- Front Aspect Living Room
- Kitchen & Family Room
- UPVC Double Glazed Windows
- Enclosed Rear Garden
- Entrance Hall & Ground Floor WC
- Dining Room
- Gas Radiator Central Heating
- Driveway Parking & Attached Garage
- No Chain!

Offered for sale with the benefit of no onward chain, this four-bedroom detached home is situated in the popular and well-established area of Chantry Green in Calcot.

Ideally located with easy access to local shops, Theale village with its mainline railway station, and miles of picturesque riverside walks along the banks of the Holybrook, the property offers both convenience and lifestyle appeal.

The ground floor accommodation comprises a welcoming entrance hall, a cloakroom/WC, a spacious front aspect living room, and a rear aspect dining room that flows into a fitted kitchen, which in turn opens to a versatile family room, ideal for modern living. Upstairs, there are four bedrooms and a well appointed three-piece family bathroom.

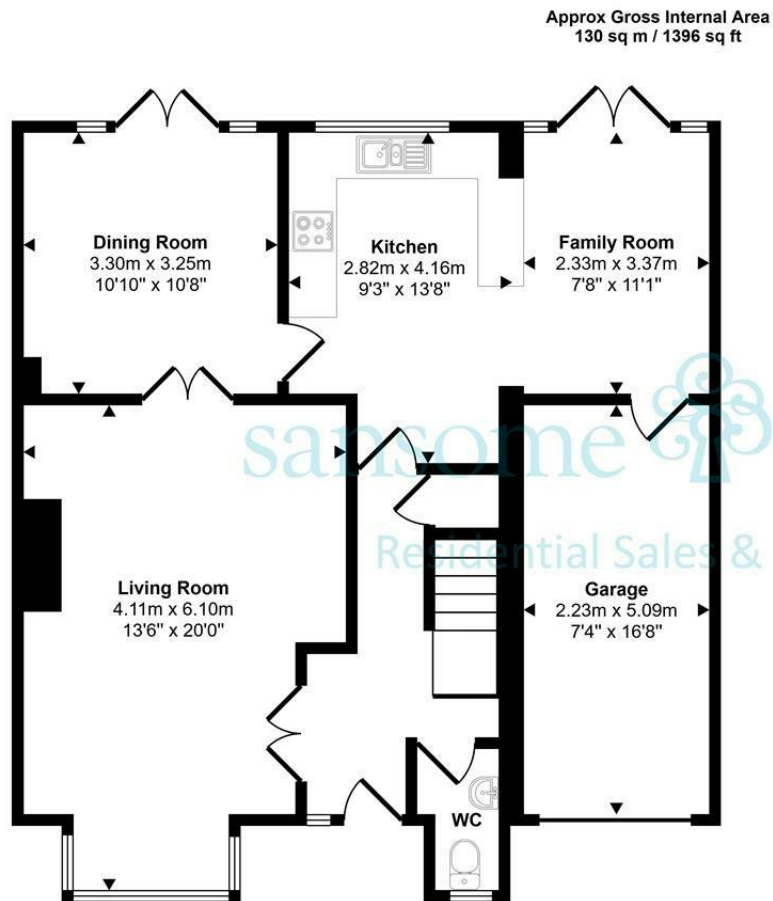
The home benefits from gas radiator central heating and UPVC double glazed windows throughout, ensuring comfort and energy efficiency.

Outside, there is ample driveway parking leading to a garage equipped with light and power. The rear garden is fully enclosed, featuring mature flower beds and shrubs, and is mainly laid to lawn, providing a private and peaceful outdoor space perfect for families or entertaining.

Please contact Sansome & George Tilehurst branch to request further information or to arrange a viewing.

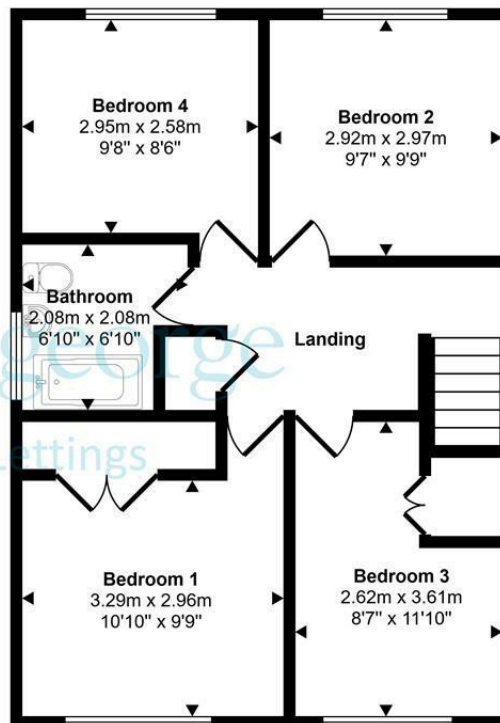
Council Tax Band E - West Berkshire.



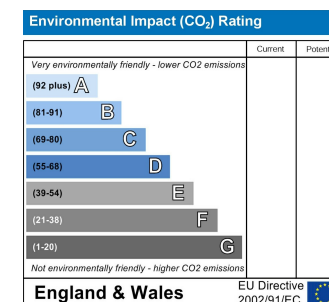
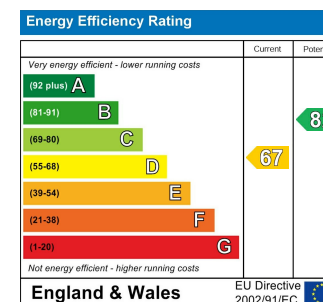
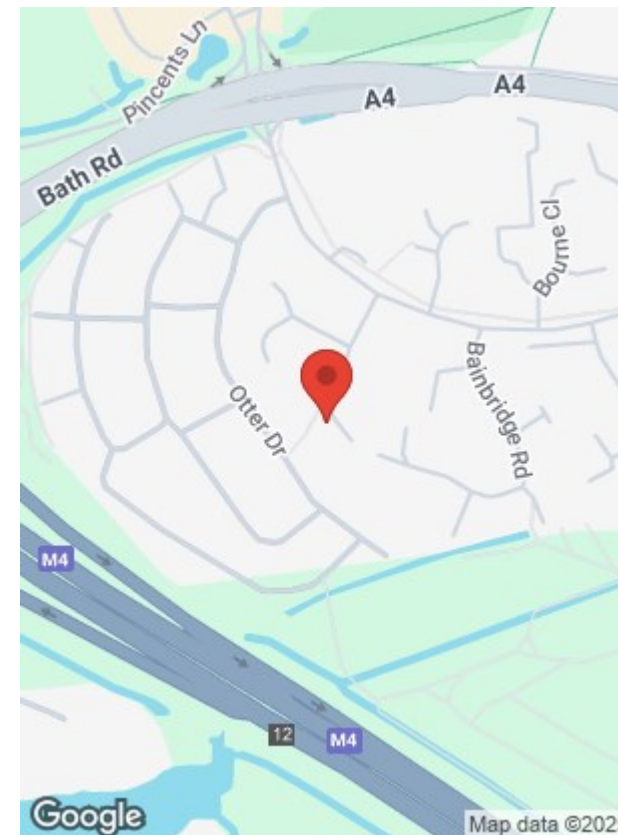


Ground Floor
Approx 77 sq m / 832 sq ft

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.



First Floor
Approx 52 sq m / 564 sq ft



Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome  george
Residential Sales & Lettings