

SANSOME & GEORGE

Residential Sales & Lettings

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Broom Close, Calcot, Reading, Berkshire, RG31 4ZS



Located on an elevated plot enjoying far reaching views over Reading and beyond, this Detached Bungalow also enjoys a Garage & Driveway Parking. Local shops, regular Bus Services into Tilehurst Village and Reading Town Centre are within ¼ of a mile and Calcot Retail Park with 'Sainsburys Savacentre' and Junction 12 of the M4 is within 1 mile. Enjoying a 20' dual aspect Lounge, 16' Kitchen / Diner and 3 well proportioned Bedrooms, this desirable property must be seen to be appreciated.

Tilehurst & Purley-on-Thames Office (0118) 9420 500

£292,950

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Lettings & Management

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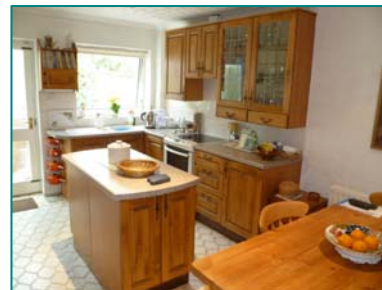
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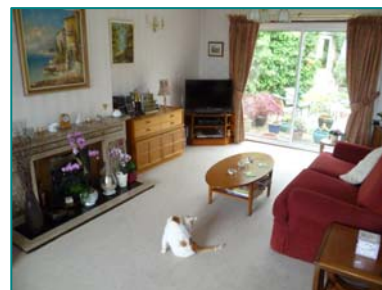
Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

ENTRANCE HALL UPVC double glazed front door, coved and textured ceiling, radiator, stripped wood effect laminate flooring, dado rail and wall mounted thermostat control for central heating. Built in airing cupboard housing factory lagged hot water cylinder and slatted shelving. Internal frosted window to Kitchen, doors to Bedrooms, Bathroom and:-

KITCHEN / DINER (16'4" x 11'2") Rear aspect UPVC double glazed window and rear aspect glazed frosted door to Porch with rear and side aspect windows, built in storage cupboard and side aspect courtesy door to Rear Garden. Coved and textured ceiling with inset low voltage spot lights, tiled floor, double radiator. Fitted with a matching range of base and eye level units with rolled edge work surfaces and tiled splash back surrounds, centre island, electric cooker point with filter hood over, one and a quarter bowl single drainer inset sink with mixer tap, appliance space for tall standing fridge / freezer, plumbing for automatic washing machine and dishwasher. TV and telephone points, wall light point and wall mounted gas fired boiler serving central heating and domestic hot water. Door to:-



LIVING ROOM (20'7" x 11'9") Front aspect UPVC double glazed window, rear aspect double glazed French doors to Rear Garden, double and single radiator, wall light point, feature open fireplace with tiled hearth and marble mantle, TV and telephone points, dimmer switch.

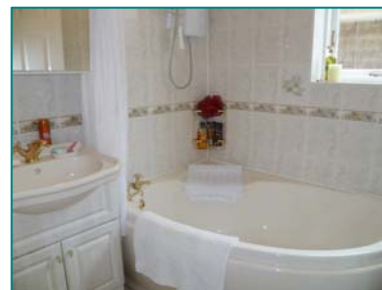


BEDROOM 1 (16'4" max narrowing to 13'8" into wardrobes x 11'10") Rear aspect UPVC double glazed window, coved and textured ceiling with inset hatch providing access to Loft space. Radiator, dado rail, TV and telephone points and three fitted double wardrobes.

BEDROOM 2 (11'4" x 9'4") Front aspect UPVC double glazed window, coved and textured ceiling, radiator and fitted double wardrobe with sliding mirrored doors.

BEDROOM 3 (8'3" x 8'1") Front aspect UPVC double glazed window, coved and textured ceiling, radiator.

BATHROOM Side aspect glazed frosted window, textured ceiling and inset extractor fan, radiator, tiled floor and fully tiled walls. Panel enclosed corner bath and Triton shower over and vanity unit with inset wash basin and storage cupboard below.



SEPARATE W/C

Side aspect single glazed frosted window, textured ceiling, tiled floor and fully tiled walls, radiator, low level WC and vanity unit with inset wash hand basin and tiled surrounds.

OUTSIDE

GARAGE

Single metal up and over door, rear aspect window, side aspect part panel glazed door, light and power.

GARDENS

TO THE FRONT is a landscaped frontage comprising various established shrubs, gravel areas and paved steps up to Front door with paved path continuing to Driveway provides parking for three cars and access to Garage. Secure pedestrian gate gives pedestrian access to Rear Garden.

TO THE REAR is a sloping garden enclosed by panel fencing comprising paved patio with sunken pond, outside light and tap, gated side access and door to Garage. Steps up to a lawned area with flower and shrub beds and timber built storage shed.



PURCHASER'S NOTE

THIS PROPERTY HAS BEEN UNDERPINNED. FURTHER INFORMATION IS AVAILABLE UPON REQUEST

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.