



**10 Sandhills Way, Calcot, Berkshire, RG31 7PQ**  
**Offers In Excess Of £275,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Cash Buyers Only (Structural Issues)
- Three/Four Bedroom Link-Detached Home
- Kitchen & Utility Area
- Great Transport Links – A4, M4, Reading
- Landscaped Rear Garden

- Underpinning Required – Major Works Needed
- Dual Aspect Lounge/Dining Room
- Ground Floor WC & Study/Bedroom 4
- Double Glazing & Gas Central Heating
- Residents Parking

**CASH BUYERS ONLY – ONGOING STRUCTURAL ISSUES.** Buyers must carry out their own investigations and be prepared for substantial remedial works.

A spacious and versatile three/four bedroom link-detached home, ideally positioned on a peaceful, traffic-free walkway overlooking a green in the sought-after Fords Farm development in Calcot. Well located for local amenities including shops, supermarkets, Kennet Valley Primary School, and frequent bus services, the property also benefits from excellent transport links via the A4 Bath Road, M4 Junction 12, and Reading town centre with its mainline station approximately 3 miles away.

The accommodation includes an entrance porch, hallway, ground floor WC, a flexible study/fourth bedroom, a dual-aspect lounge/diner, fitted kitchen with utility area, three well-proportioned bedrooms, and a family bathroom. Features include UPVC double glazing and gas central heating.

Externally, the property offers a fully enclosed, landscaped rear garden with lawn, patio area, wooden shed, and mature borders, along with gated side access to the front garden. A single garage is accessible via a rear service road, with additional residents' parking available nearby.

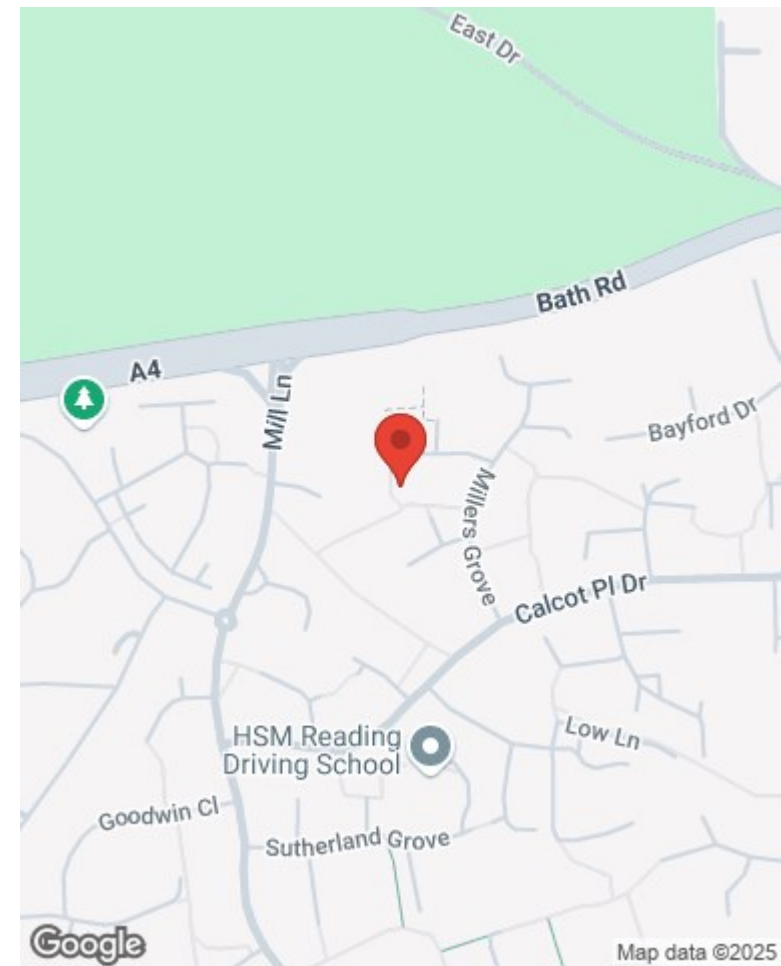
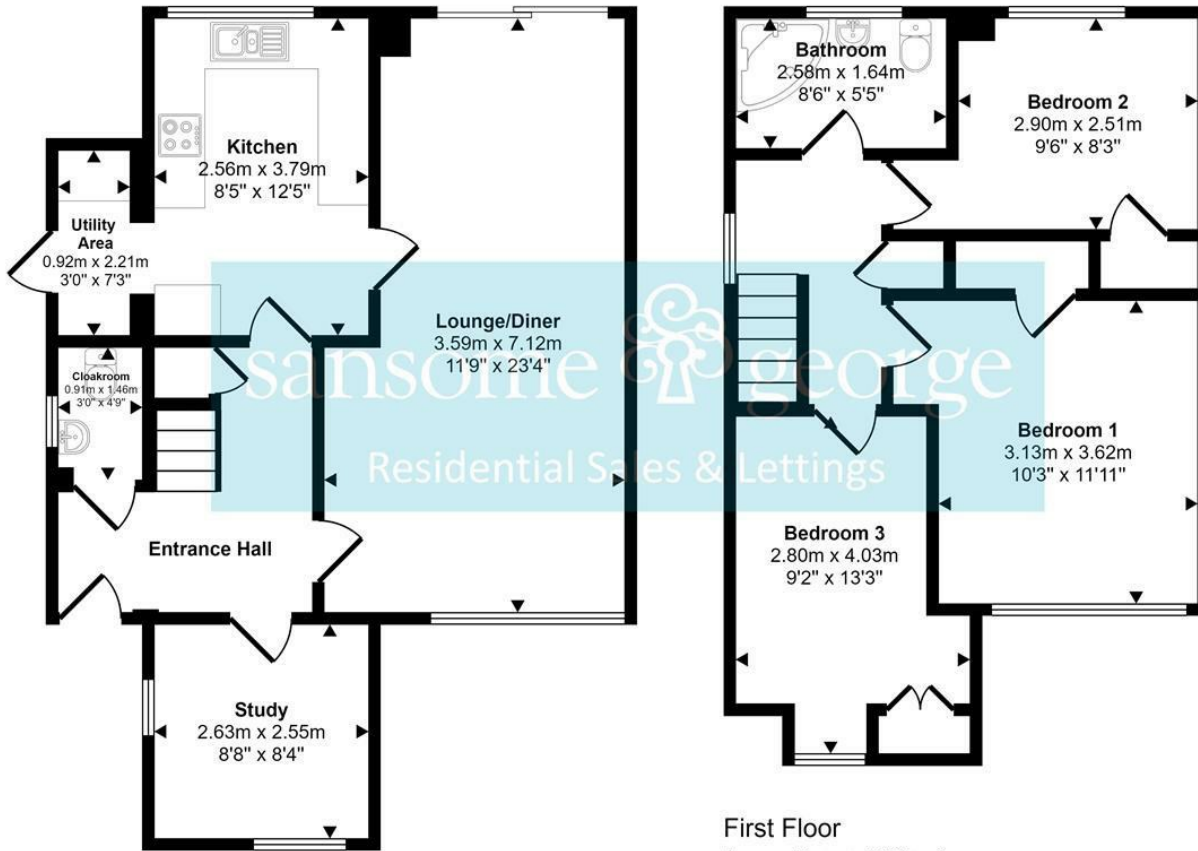
This property represents an excellent opportunity for cash buyers looking to take on a project and add value in a well connected and popular residential area.

For further details or to arrange a viewing, please contact Sansome & George Estate Agents.

West Berkshire Council - Band: D



Approx Gross Internal Area  
97 sq m / 1045 sq ft



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>85</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		

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.

Misrepresentation and Misdescriptions Acts

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