



**34 Flodden Drive, Calcot, Reading, RG31 7EH**  
**£245,000 Freehold**

**sansome & george**  
Residential Sales & Lettings



- One Double Bedroom First Floor Maisonette
- Owned Solar Panels & Battery Storage
- Fitted Wardrobe To Bedroom
- Gas Fired Central Heating
- Excellent Access To Junction 12 Of The M4
- Private Enclosed Rear Garden
- Modern Shower Room Refitted In 2021
- Allocated Parking Plus Communal Parking
- Walking Distance To Local Amenities
- Ideal First Time Buy Or Investment Property

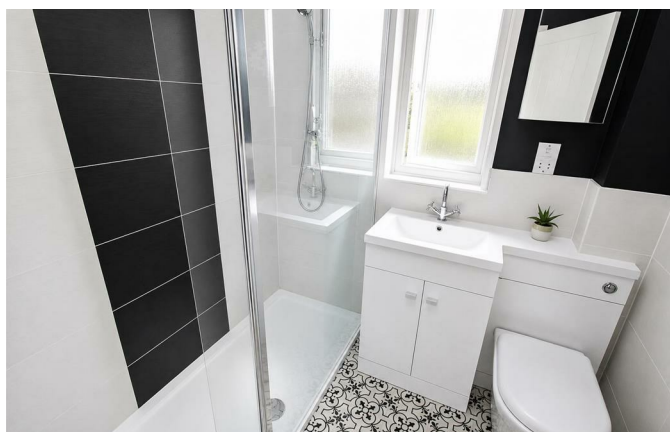
A well presented one double bedroom purpose built first floor home, situated within a quiet cul-de-sac in the ever popular Beansheaf area of Calcot. Ideally positioned within this sought after location, the property enjoys excellent access to Junction 12 of the M4 via the nearby A4 Bath Road, whilst Reading town centre is less than three miles away. Linear Park is located at the foot of the cul-de-sac, with regular bus services, local shops and Calcot Retail Park, including Sainsbury's, IKEA and a 24 hour gym, all within easy walking distance.

The accommodation comprises a private entrance porch, living room with stairs rising to the first floor, fitted kitchen with a range of eye and base level units, work surface areas and a useful understairs storage cupboard, double bedroom with fitted wardrobe and a modern shower room, refitted in 2021 with a contemporary walk in shower. Further benefits include UPVC double glazing and gas fired central heating.

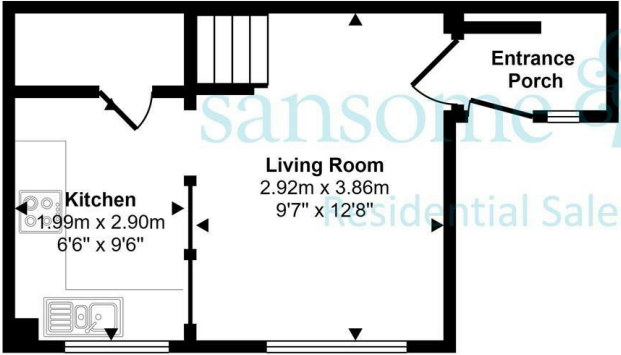
A particular feature of the property is the owned solar panel and battery storage system, installed in January 2025. With no lease agreement or ongoing payments, future owners can simply benefit from significantly reduced energy costs.

Externally, the property benefits from a private enclosed rear garden offering a patio seating area, lawn and a variety of mature shrubs and borders, providing an ideal space to relax or entertain. To the front, the property benefits from one designated parking space directly in front of the home, together with access to additional communal off road parking.

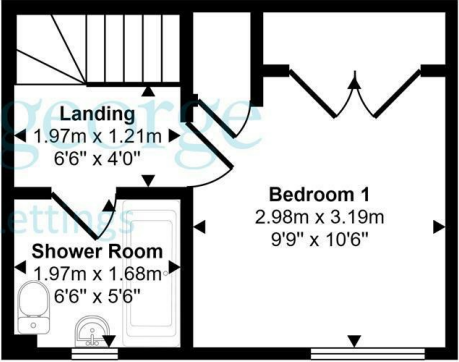
West Berkshire Council Tax Band B



Approx Gross Internal Area  
42 sq m / 451 sq ft

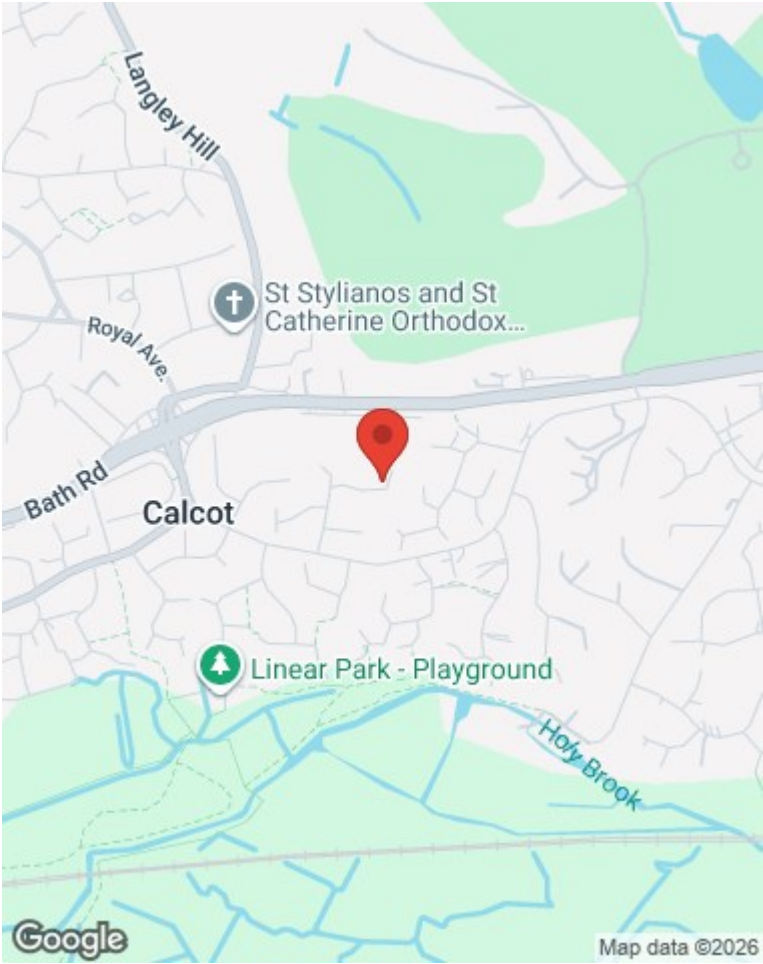


Ground Floor  
Approx 22 sq m / 235 sq ft



First Floor  
Approx 20 sq m / 215 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) A                                 |                         |                         |
| (81-91) B                                   |                         |                         |
| (69-80) C                                   |                         |                         |
| (55-68) D                                   |                         |                         |
| (39-54) E                                   |                         |                         |
| (21-38) F                                   |                         |                         |
| (1-20) G                                    |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (92 plus) A                                                     |                         |                         |
| (81-91) B                                                       |                         |                         |
| (69-80) C                                                       |                         |                         |
| (55-68) D                                                       |                         |                         |
| (39-54) E                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| (1-20) G                                                        |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

Misrepresentation and Misdescriptions Acts  
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