



sansome  george

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

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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.

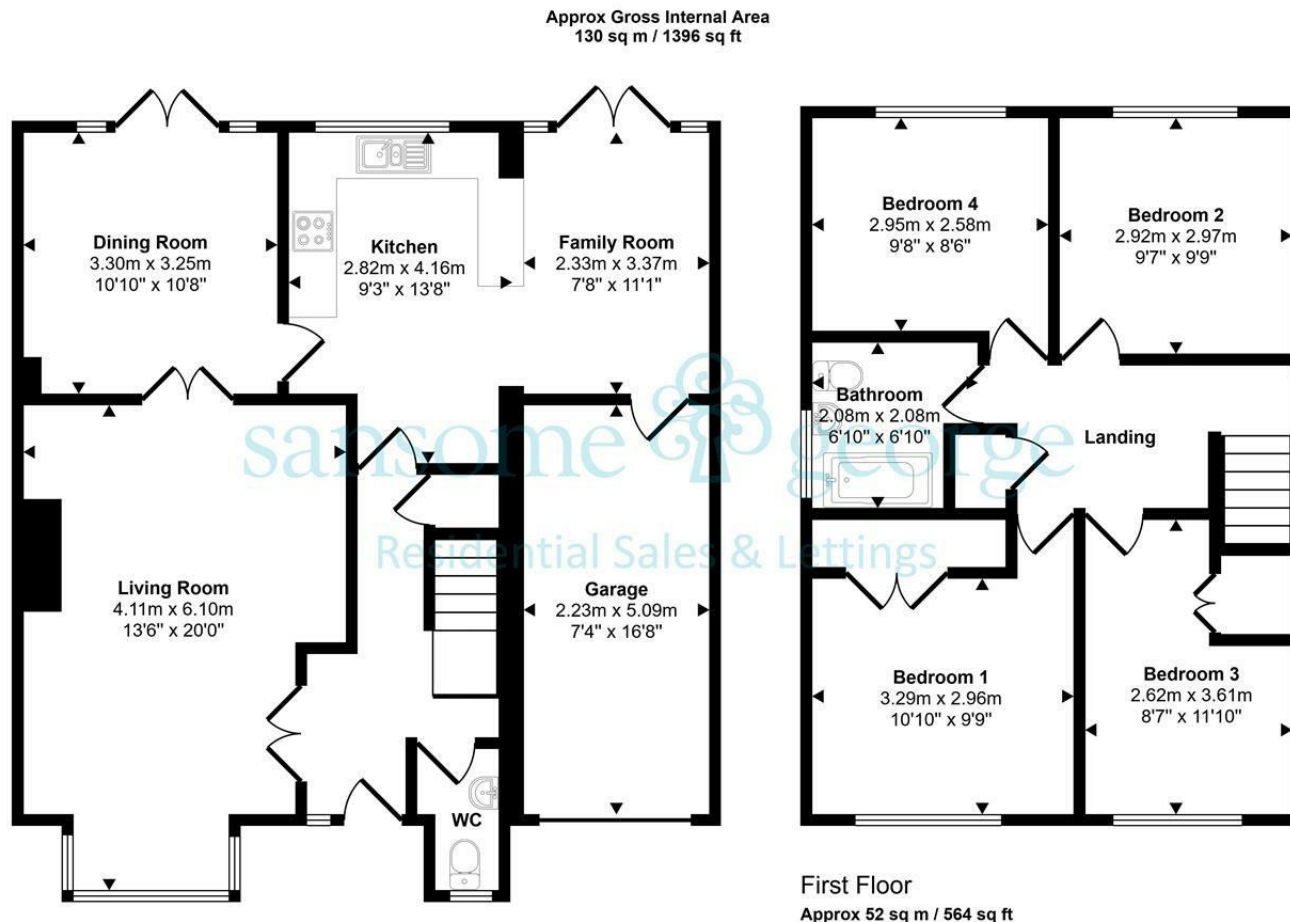
The home benefits from gas radiator central heating and UPVC double glazed windows throughout, ensuring comfort and energy efficiency.

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.

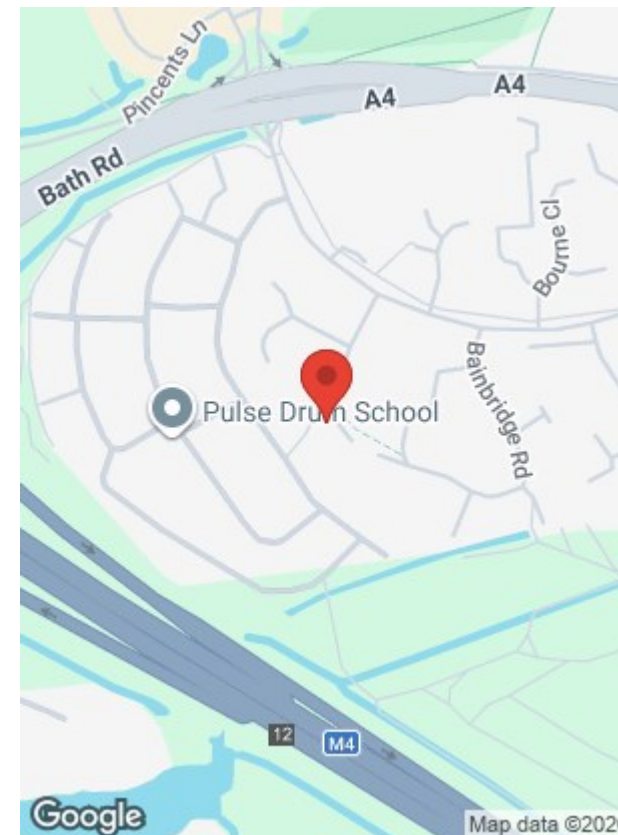
Council Tax Band E - West Berkshire.





First Floor
Approx 52 sq m / 564 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - higher CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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