



**15 Embrook Way, Calcot, Reading, RG31 7BG**  
**Guide Price £450,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Extended Detached House
- Desirable Cul-de-sac Location
- Entrance Hall & Cloakroom
- Fitted Kitchen & Separate Breakfast Room
- 40' x 30' Rear Garden
- No 'Onward Chain' Complications
- Located Close To Amenities, Schools & Motorway
- Living Room Opening To Dining Room
- 3 Bedrooms & Family Bathroom
- Driveway Parking & Integral Garage

Offered to the market with the added advantage of no 'onward chain' complications, this slightly extended detached house is situated within the popular 'Chantry Green' area of Calcot. This ideal position is within under 2 minutes drive from Junction 12 of the M4, and within a short walk to Calcot Retail Park with 24 hour gym, Sainsburys supermarket and IKEA, as well as open countryside in nearby Linear Park. The neighbouring village of Theale with train station is under 2 miles, and Reading town centre is circa 4 miles to the east and is easily accessed via the nearby A4 Bath Road or by frequent bus services which are also close by.

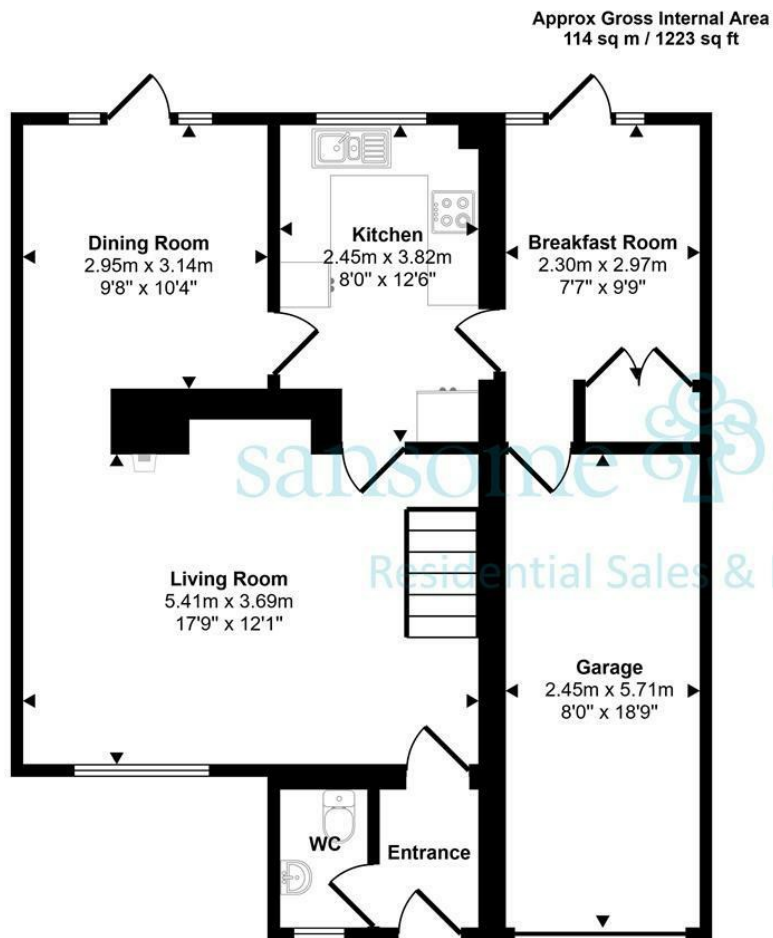
The property is approached via an open frontage with lawned areas and a block paved driveway providing parking for 2 cars and access to the single integral garage. The front door opens to an entrance hall with doors to a useful ground floor cloakroom, and the front aspect room which spans the property and includes a feature exposed brick wall with open fireplace. Stairs rise to the first floor landing, a door accesses the kitchen, and an opening leads to the dining room, also with a door to the kitchen, and with rear aspect glazed door with full length flanking windows leading to the garden. The Kitchen is well appointed with a range of units and a full complement of integrated appliances to include fridge/freezer, oven, hob, microwave and dishwasher. A door from the kitchen leads into a versatile breakfast room which could also be used as a home office or play room. There is a built in utility cupboard with plumbing for automatic washing machine and appliance space for tumble dryer, rear aspect glazed door to the garden and a courtesy door to the integral garage. On the first floor, the side aspect landing services 3 bedrooms and a 3 piece fully tiled bathroom with shower over. Both bedrooms 1 and 2 feature built in double wardrobes.

Outside, the rear garden is of a south easterly aspect and measures approximately 40' (12 m.) in length by 30' (9 m.) in width with a paved patio spanning the rear of the property with a retractable awning over the door to the dining room. The main garden is mainly lawned with flower/shrub beds, small sunken pond, greenhouse and garden shed. A secure pedestrian gate gives handy access to the front of the property.

Offering an excellent opportunity to update and re-model to suit a new owners taste, this sought after home also enjoys scope for further enlargement with opportunity to convert the integral garage into accommodation or to extend further to the rear, or above the garage (all subject to necessary consents). Please contact Sansome & George Estate Agents for further information or to schedule a viewing appointment at your earliest opportunity.

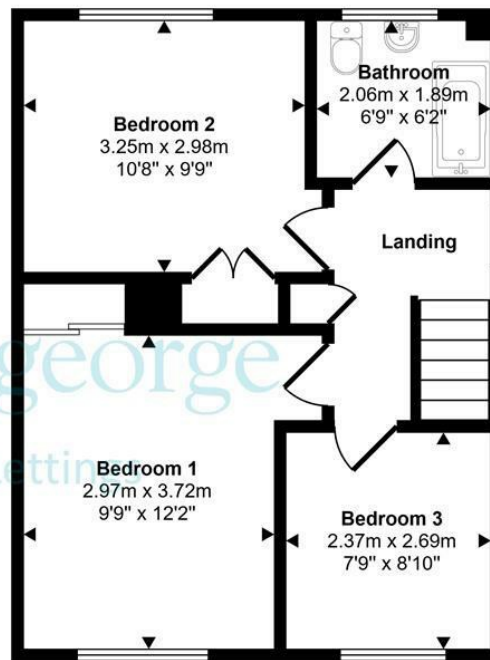
West Berkshire Council - Band E



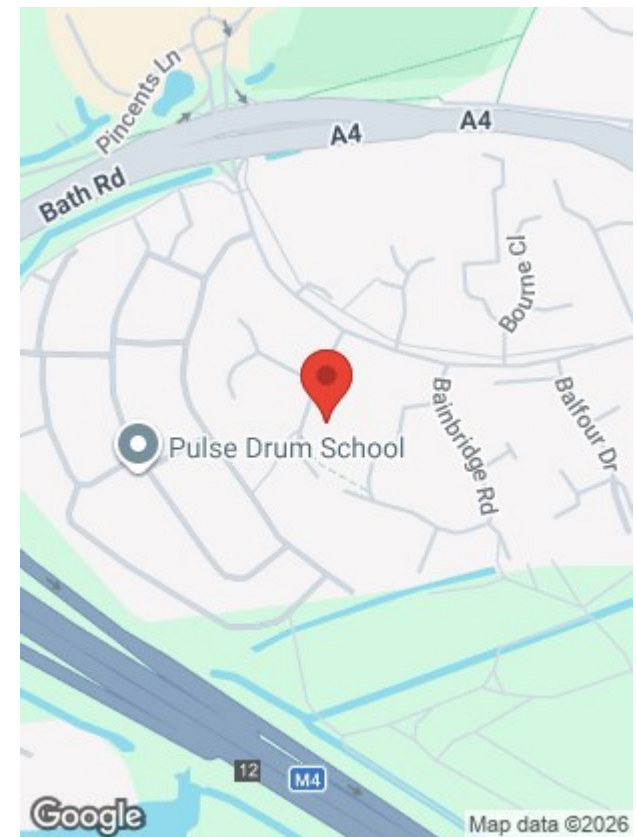


**Ground Floor**  
Approx 72 sq m / 778 sq ft

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 41 sq m / 445 sq ft



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                    |         |                         |
|---------------------------------------------|---------|------------------------------------------------|--------------------|---------|-------------------------|
|                                             | Current | Potential                                      |                    | Current | Potential               |
| Very energy efficient - lower running costs |         |                                                |                    |         |                         |
| (92 plus) <b>A</b>                          |         |                                                | (92 plus) <b>A</b> |         |                         |
| (81-91) <b>B</b>                            |         |                                                | (81-91) <b>B</b>   |         |                         |
| (69-80) <b>C</b>                            |         |                                                | (69-80) <b>C</b>   |         |                         |
| (55-68) <b>D</b>                            |         |                                                | (55-68) <b>D</b>   |         |                         |
| (39-54) <b>E</b>                            |         |                                                | (39-54) <b>E</b>   |         |                         |
| (21-38) <b>F</b>                            |         |                                                | (21-38) <b>F</b>   |         |                         |
| (1-20) <b>G</b>                             |         |                                                | (1-20) <b>G</b>    |         |                         |
| Not energy efficient - higher running costs |         |                                                |                    |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales    |         | EU Directive 2002/91/EC |
|                                             | 55      | 71                                             |                    |         |                         |

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