20 Fernhurst Road, Calcot, Reading, RG31 7EA
£210,000 Freehold

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- 1 Bedroom House
- New Air Source Heat Pump
- Living Room
- Spacious Double Bedroom
- UPVC Double Glazing
- Driveway With EV charger
- Private Garden
- Fitted Kitchen
- 3 Piece Bathroom Suite
- Closed Chain

Offered to the market with the added advantage of no onward chain, this one-bedroom house is ideally situated in a cul-de-sac in the convenient Beansheaf area of Calcot, approximately 4 miles south-west of Reading town centre. The property is within a short walk of several regular bus services and within 1 mile of Junction 12 of the M4 motorway via the nearby A4 Bath Road. Additional amenities within easy reach include the beautiful green space of Linear Park, a 24-hour gym, IKEA, and Sainsbury's supermarket at Calcot Retail Park.

Complemented by UPVC double glazing and a newly installed high-efficiency air source heat pump providing central heating to radiators, this sought-after home also benefits from a private driveway to the front with a new EV charging point. A paved path leads to the property, where a secure gate provides access to the garden and front door, which opens into a useful entrance hall with storage.

From the entrance hall, the central living room enjoys a bright front aspect and opens into a well-appointed fitted kitchen, which also benefits from additional under-stairs storage. Stairs rise to the first-floor landing, which features a large built-in cupboard housing a new pressurised hot water cylinder. There is a door leading to the bedroom, which includes a built-in wardrobe, as well as a separate rear-aspect bathroom fitted with a white suite.

Outside, the private enclosed garden is a further notable feature of the property and offers excellent potential to create a lovely outdoor space to relax and enjoy. To the front, flower and shrub beds surround an area of lawn, with established hedging providing a good level of seclusion.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing at your earliest convenience.

West Berkshire Council – Band B

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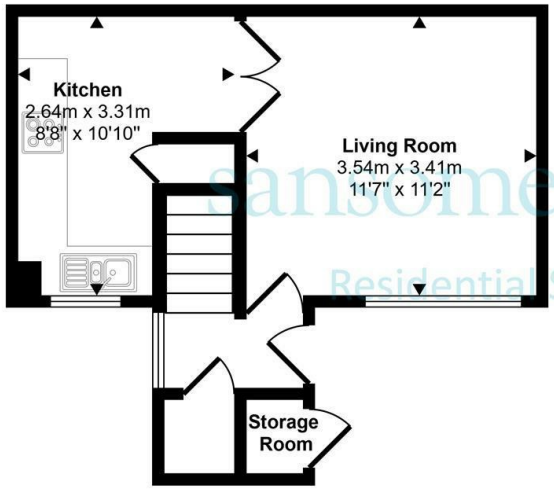
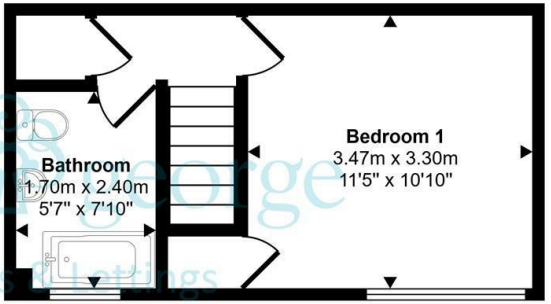
Approx Gross Internal Area
46 sq m / 499 sq ft



Ground Floor
Approx 25 sq m / 273 sq ft



First Floor
Approx 21 sq m / 225 sq ft

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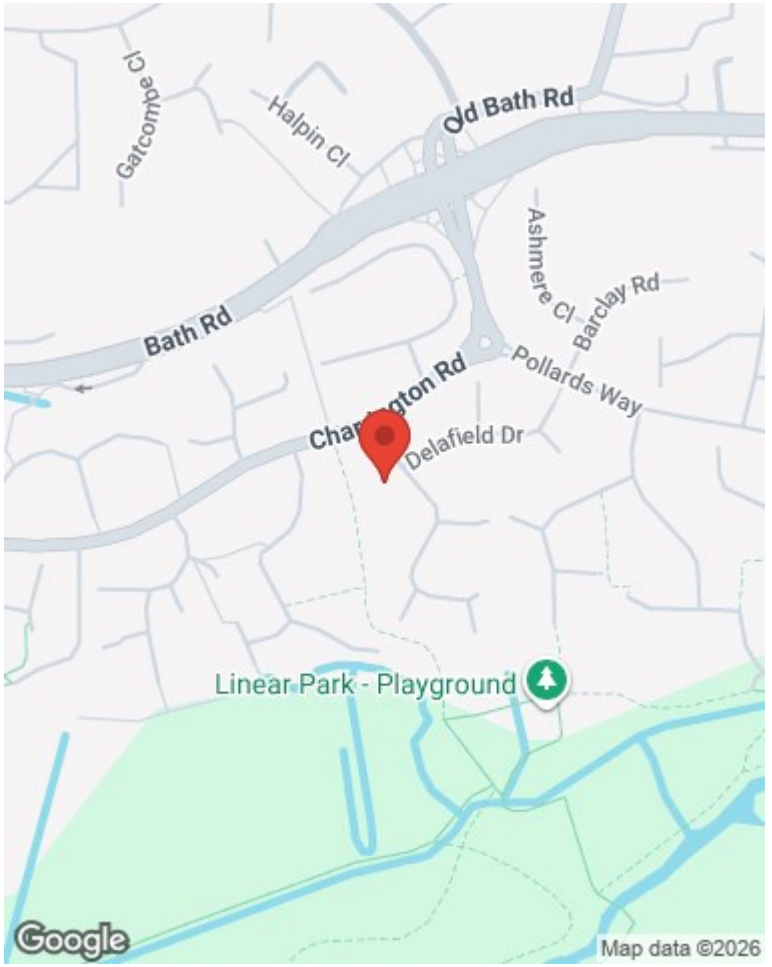
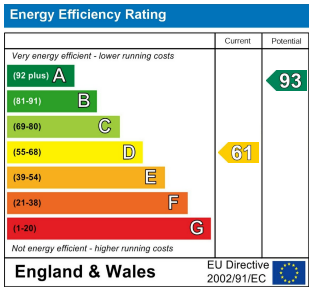
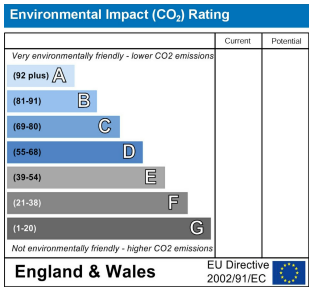
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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