



sansome & george

20 Broom Close, Calcot, Reading, RG31 4ZS
Guide Price £450,000 Freehold

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Residential Sales & Lettings

- Beautifully Presented Detached Bungalow
- Spacious Living Room With Conservatory
- Stylish Fitted Shower Room
- Detached Garage And Driveway Parking
- Excellent Access To Local Amenities And M4
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Private Landscaped Rear Garden
- Quiet Cul-de-sac Location
- Viewing Highly Recommended

Sansome & George Tilehurst are delighted to bring to the market this beautifully presented two bedroom detached bungalow, occupying a generous plot within a peaceful cul-de-sac in the heart of Calcot. Having been lovingly maintained and tastefully updated by the current owner, the property offers light, spacious and well balanced accommodation throughout. Located in the ever popular Calcot area, Broom Close enjoys excellent access to a wide range of local amenities including shops, supermarkets, regular bus services, healthcare facilities and nearby parks. Junction 12 of the M4 motorway is only a short drive away, while Tilehurst and Theale railway stations provide convenient links to Reading, London Paddington and Oxford.

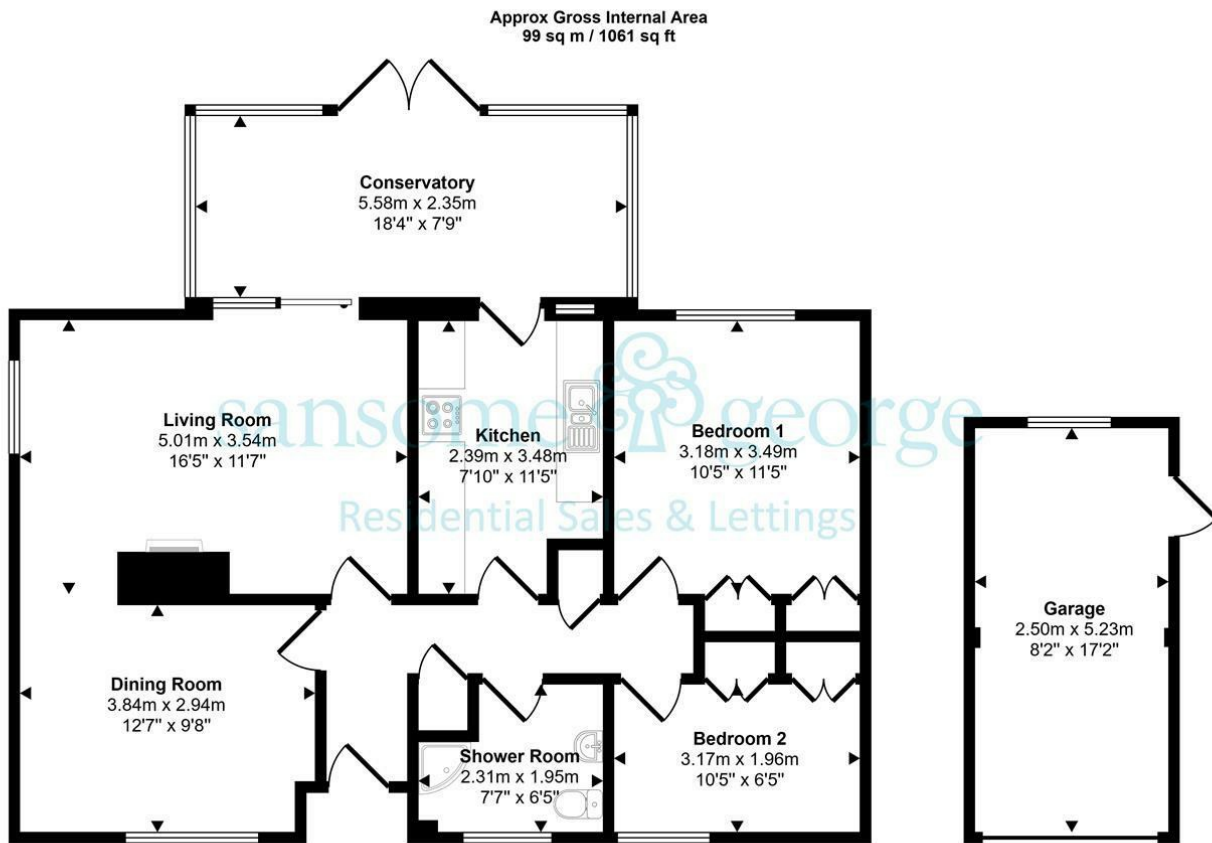
The welcoming entrance hall provides access to all principal rooms including a generous living room with sliding doors opening into a superb conservatory, creating an excellent additional reception space overlooking the delightful rear garden. The modern fitted kitchen enjoys a comprehensive range of storage units, ample worktop space and direct access to the garden. There are two well proportioned bedrooms, with both bedrooms benefiting from fitted wardrobes, together with a stylish refitted shower room.

Externally, the property continues to impress. To the front is an attractive landscaped garden with driveway parking leading to a detached garage. The rear garden is a true feature of the home, offering a high degree of privacy with beautifully established flower beds, mature shrubs, seating areas and a well maintained lawn, making it an ideal space for relaxing or entertaining. This wonderful bungalow is perfect for those looking to downsize without compromise, or buyers seeking a quiet yet well connected location.

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

West Berkshire Council - Band D





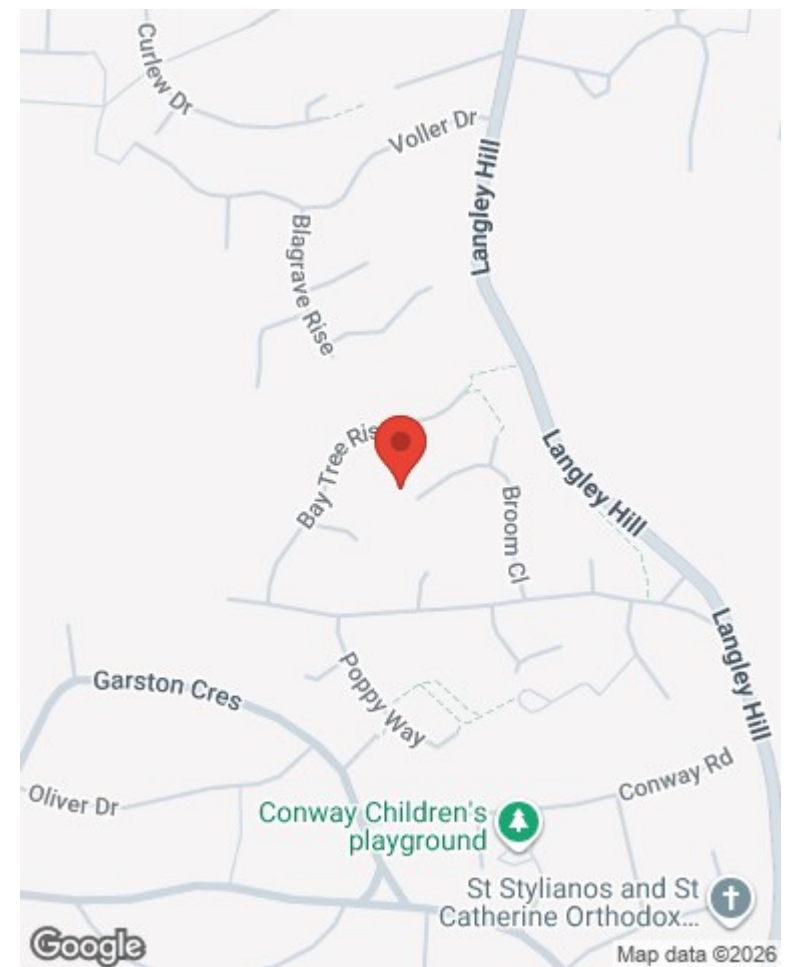
Floorplan

Approx 85 sq m / 920 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.

Garage

Approx 13 sq m / 141 sq ft



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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