



27 Bay Tree Rise, Calcot, Reading, RG31 4RG
£375,000 Freehold

sansome & george
Residential Sales & Lettings

- Sought After Detached Bungalow
- Fantastic Panoramic Elevated Views
- Living Room, Separate Fitted Kitchen
- 2 Further Bedrooms Each With Built In Wardrobes
- Landscaped & Low Maintenance Front & Rear Gardens
- No 'Onward Chain' Complications
- Convenient Cul-de-sac Location
- Versatile Dining Room/Bedroom 3/Study
- Shower Room With Walk-in Shower
- Single Garage & Driveway Parking

Offered to the market with the added advantage of no 'onward chain' complications is this versatile 2 or 3 bedroom detached bungalow offers well balanced accommodation throughout and is conveniently located in an elevated cul-de-sac promoting fantastic far reaching views while being within walking distance from local shops, pub and the regular number 17 bus service. Tilehurst Village with a further range of amenities is circa 1 mile, Reading town centre is circa 4 miles and Junction 12 of the M4 Motorway with Calcot retail park (with Sainsburys, 24 Gym, and Ikea) is approximately 2 miles via the A4 Bath Road.

The side aspect front door opens to a central entrance hall which accesses all rooms. These comprise of 16' living room with feature fireplace and large rear aspect window overlooking the garden and the fantastic views beyond, a well appointed separate 12' kitchen with door to garden, two front aspect bedrooms, each with built in wardrobes, a side aspect shower room with walk in large shower cubicle, and a versatile third bedroom/dining room/study which also enjoys the rear aspect views.

Outside, the exterior has been landscaped with low and ease of maintence in mind. The frontage has been laid with resin bound stone areas with a driveway which provides parking for at least 2 cars and access to the single garage with electrically operated roller door. A handy gate from the driveway open to the rear garden which features a level paved patio which adjoins an area of sloping artificial grass with path perimeter, all enclosed by wooden fencing.

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

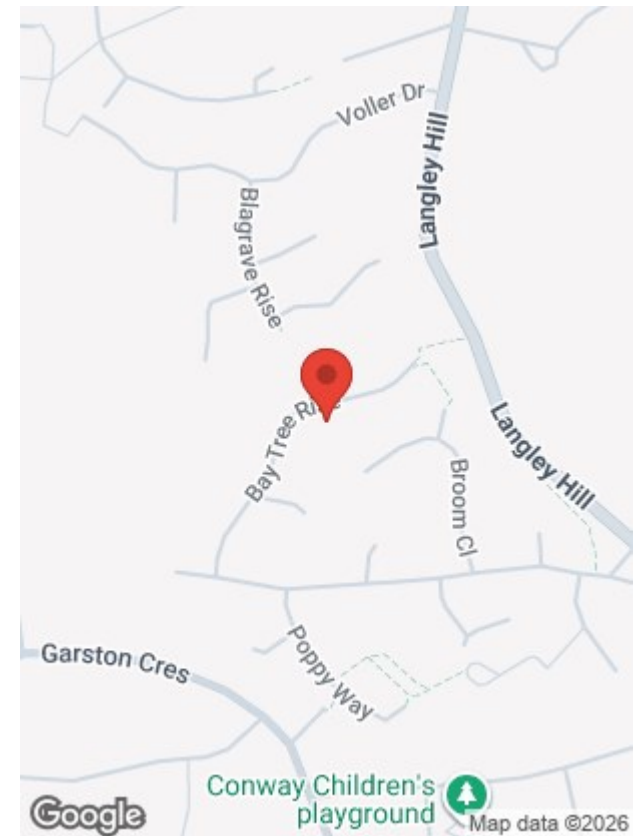


Approx Gross Internal Area
72 sq m / 777 sq ft



Floorplan

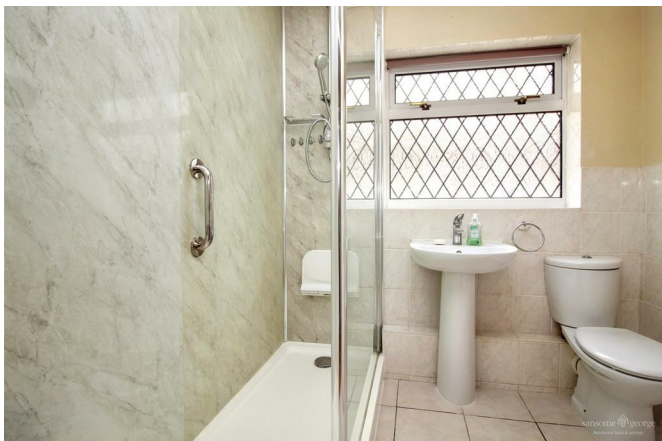
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 - lower 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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