



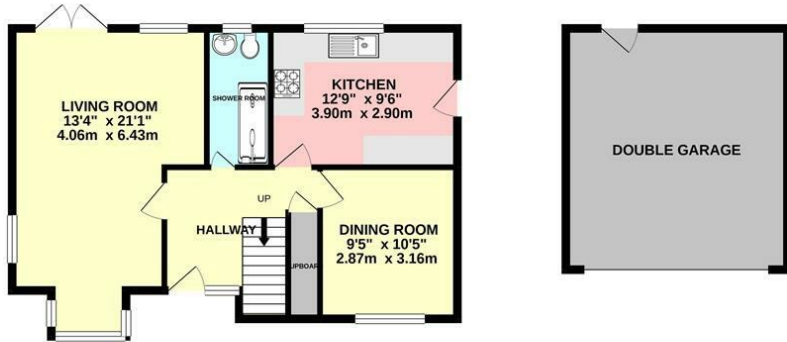
1 Orkney Close
Calcot, RG31 7YW

Offers in excess of £535,000 Freehold

VillageProperties.co.uk

1 Orkney Close

GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1406 sq.ft. (130.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION:

VP - 360 VIRTUAL TOUR/ NO ONWARD CHAIN

Presented to the market is this spacious detached house situated in a pleasant cul de sac near the A4 Bath Road offering easy access to M4 junction 12, Reading mainline station and Reading town centre plus walking distance to local shops, schools and frequent bus services.

The accommodation includes entrance hall, triple aspect living room, dining room, downstairs shower room, kitchen/breakfast room. On the first floor you'll find 4 bedrooms, a family bathroom and an en-suite shower room off the master bedroom. Other benefits include a large rear garden, driveway parking and a detached double garage.

SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- 4 BEDROOMS
- 2 BATH/SHOWER ROOMS
- 3.6 MILES TO READING STATION
- CORNER PLOT
- 2 RECEPTIONS ROOMS
- DOUBLE GARAGE
- 360 VIRTUAL TOUR

ADDITIONAL INFO:

Approx.net floor area: 1406 sq.ft/ 130.6 sq.m

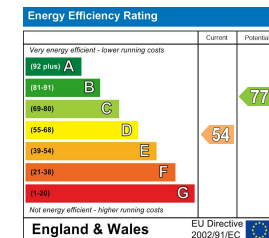
Local Authority: West Berkshire Council : Tax Band: E

Distance to Reading mainline Railway Station: 3.6 Miles

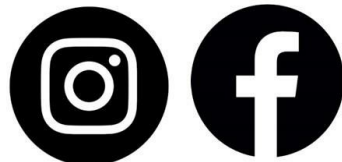
Distance to M4 motorway (J12): 1.7 Miles

VIEWING STRICTLY BY APPOINTMENT:

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