



# 19 Red Kite Close

Calcot, RG31 7BT



Guide price £500,000 Freehold

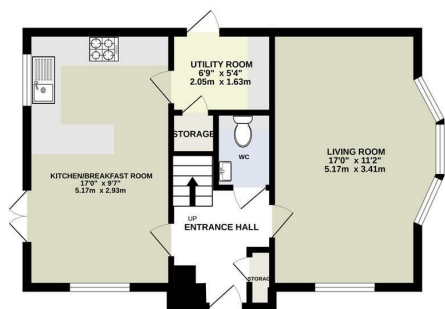
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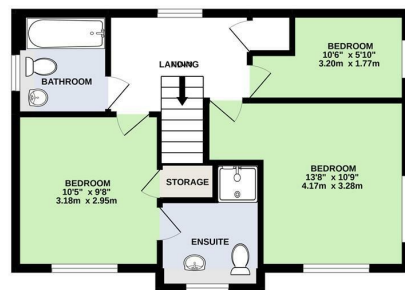
## DESCRIPTION:

VP - Presented to the market is this three bedroom detached house located in a cul de sac. The property was constructed in 2018 by Bellway homes. The property has excellent access to junction 12 of the M4 motorway, while being close to a bus route leading to Reading town centre, various primary schools and has access to amenities including IKEA and Sainsbury's superstore. The property comprises entrance hallway, WC, living room, kitchen/dining room and a separate utility room. On the first floor there are three bedrooms, en suite to the master bedroom and a bathroom. Externally there is ample off road parking, garage, side access and a larger than average rear garden with a decking area.

GROUND FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



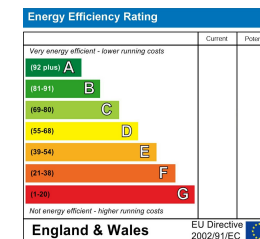
TOTAL FLOOR AREA: 905 sq.ft. (84.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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## SUMMARY OF ACCOMMODATION:

- DETACHED
- OFF ROAD PARKING
- DOWNSTAIRS WC
- 2018 BUILT
- THREE BEDROOMS
- GARAGE
- UTILITY ROOM
- KITCHEN/DINING ROOM

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

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