



20 Embrook Way  
Calcot, RG31 7BG

Guide price £525,000 Freehold



**DESCRIPTION**  
VP - NO ONWARD CHAIN. Presented to the market is this splendid four-bedroom detached house offering a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, ideal for both relaxation and entertaining. The living and dining area provides a welcoming atmosphere, while the well-appointed kitchen/breakfast room is perfect for family gatherings.

The accommodation includes four generously sized bedrooms, ensuring ample space for family or guests. With one bathroom, morning routines will be a breeze. The property also features a convenient downstairs WC, adding to its practicality.

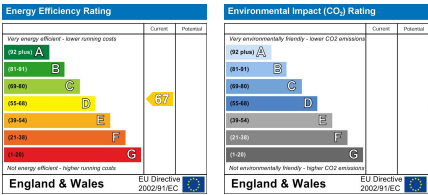
You will find a 30ft garage, providing excellent storage or potential for a workshop/home office. The side access leads to a charming rear garden, perfect for enjoying the outdoors. Ample off road parking ensures that you and your guests will never be short of space.

Location is key, and this home does not disappoint. Situated close to the M4 Junction 12 motorway, commuting is made easy. Additionally, a variety of amenities, bus routes, parks, and schools are within easy reach, making it an ideal choice for families.

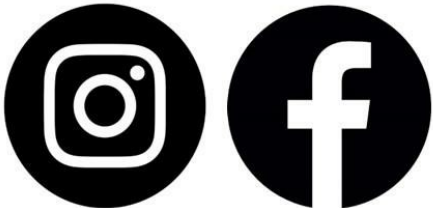
Council tax band - E

**SUMMARY OF ACCOMMODATION**

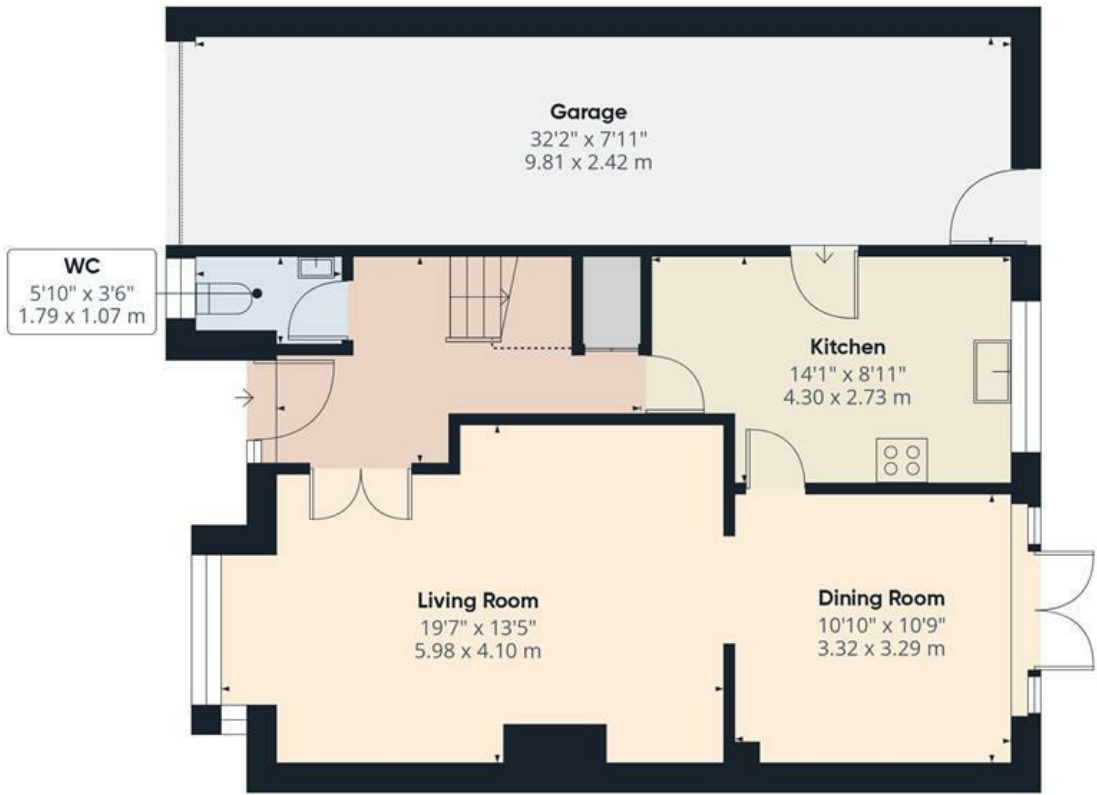
- NO ONWARD CHAIN
- FOUR BEDROOMS
- DETACHED
- OFF ROAD PARKING
- SIDE ACCESS TO REAR GARDEN
- 30FT GARAGE
- DOWNSTAIRS WC
- 360 VIRTUAL TOUR



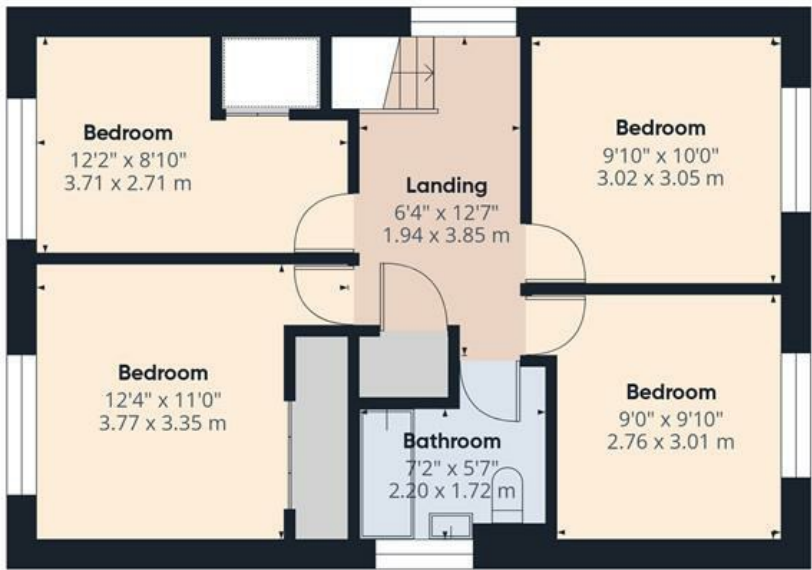
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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1373 ft<sup>2</sup>

127.6 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>

1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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