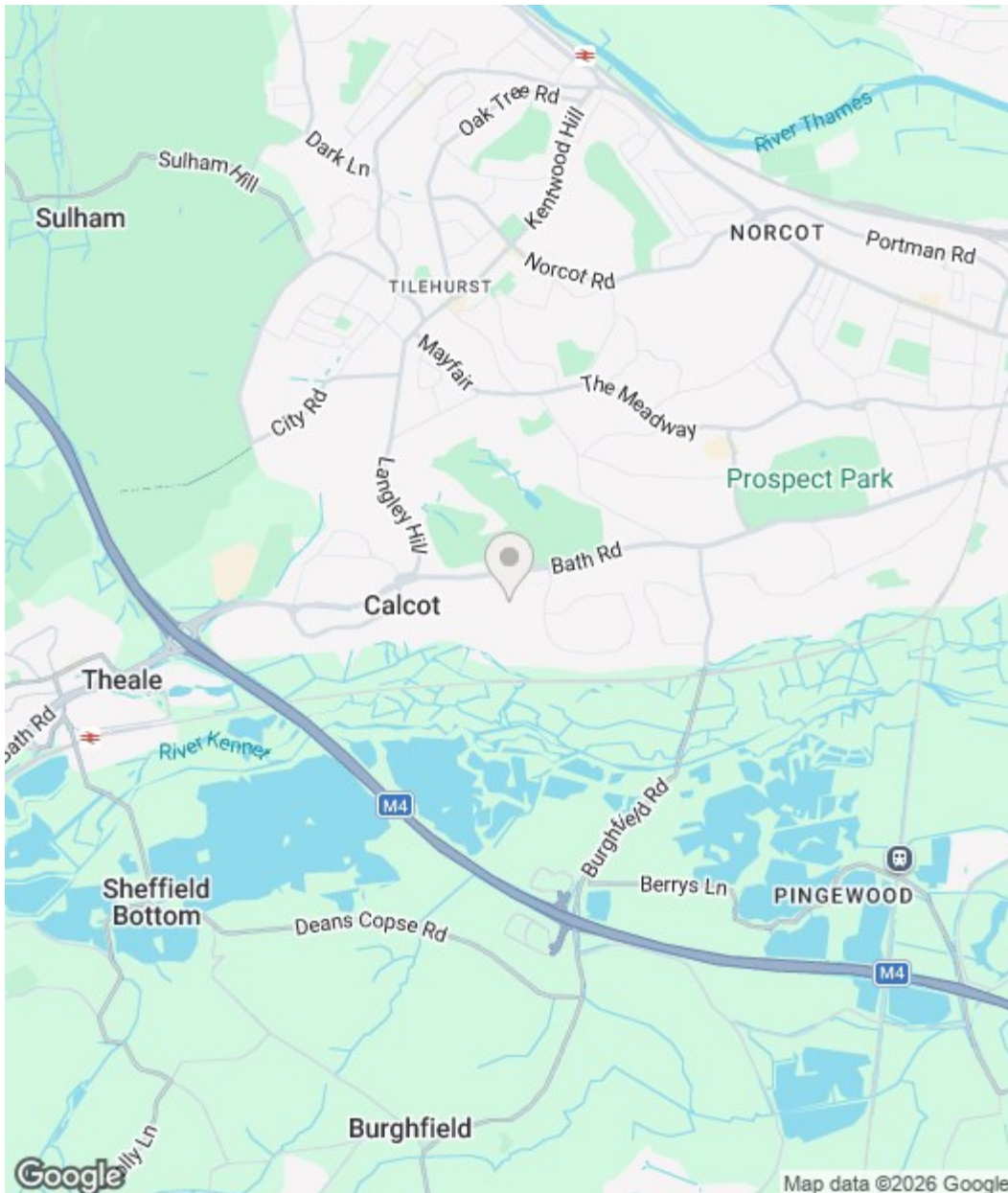




4 Thomson Walk

Calcot, RG317DP

Guide price £1,100,000 Freehold



DESCRIPTION

VP - NO ONWARD CHAIN. Nestled in the tranquil cul-de-sac of Thomson Walk, Calcot, Reading, this rarely available detached house presents an exceptional opportunity for families seeking both space and convenience. With five well-proportioned bedrooms and three bathrooms, this residence is designed to accommodate modern living with ease.

Upon entering, you are greeted by four inviting reception rooms, perfect for entertaining guests or enjoying quiet family time. The layout includes a downstairs WC and a separate utility room, enhancing the practicality of daily life. The heart of the home is complemented by a beautifully wrap-around garden, providing a serene outdoor space for relaxation and play.

For those with vehicles, the property boasts ample off-road parking for up to six vehicles, along with a double garage, ensuring that parking is never a concern. The location offers excellent access to the M4 Junction 12, making commuting straightforward, while nearby amenities and bus routes enhance the convenience of daily errands.

This property is not just a house; it is a home that offers comfort, space, and a peaceful environment, making it an ideal choice for families or anyone looking to enjoy a quality lifestyle in a desirable area. Do not miss the chance to make this splendid property your own.

Council tax band - TBC

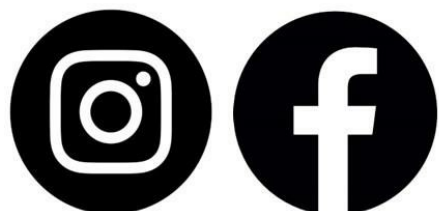
SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- FOUR/FIVE BEDROOMS
- CORNER PLOT
- DETACHED
- DOUBLE GARAGE
- FOUR RECEPTION ROOMS
- THREE BATHROOMS
- STUNNING GARDEN
- KITCHEN/DINING ROOM
- CUL DE SAC LOCATION

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	

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
2695 ft²
250.4 m²

(1) Excluding balconies and terraces

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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