



69 Royal Avenue

Calcot, RG31 4UR

Guide price £300,000 Freehold



VP - NO ONWARD CHAIN. This semi-detached house presents an excellent opportunity for those seeking a comfortable and convenient home. With two spacious double bedrooms, this property is ideal for families or professionals alike.

Upon entering, you are welcomed by an entrance hall that leads to a well-appointed living room, perfect for relaxation and entertaining. The kitchen is functional and offers ample space for culinary pursuits. Adjacent to the kitchen, the versatile office/dining room provides an excellent area for work or family meals, catering to modern living needs. Additionally, a handy storage cupboard ensures that your home remains tidy and organised.

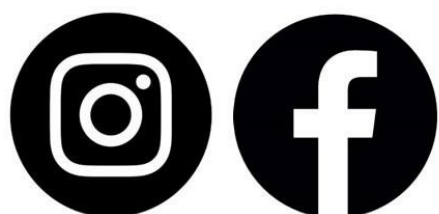
The first floor boasts two generously sized double bedrooms, each offering a peaceful retreat at the end of the day. A well-equipped bathroom completes the upper level, providing all the necessary amenities for daily routines.

Outside, the rear garden features a lovely patio and lawn area, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. The property is conveniently located within easy reach of local schools, amenities, and parks, making it a perfect choice for families. Furthermore, with quick access to M4 Junction 12 and nearby bus routes, commuting to Reading and beyond is a breeze.

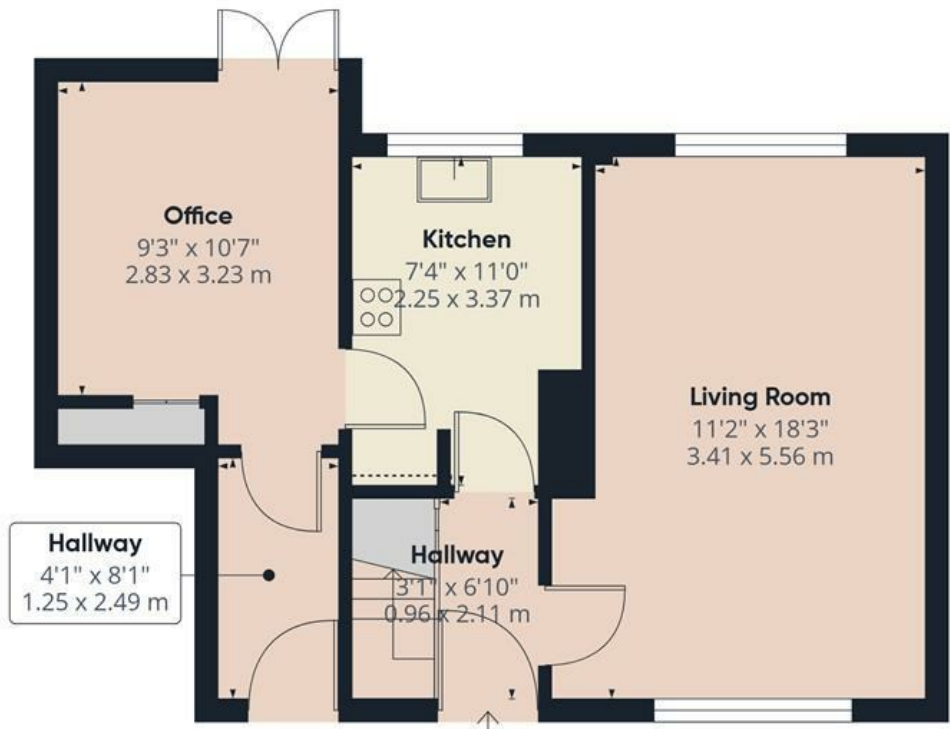
Council tax band - C

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- SIDE ACCESS DOOR
- ENCLOSED REAR GARDEN

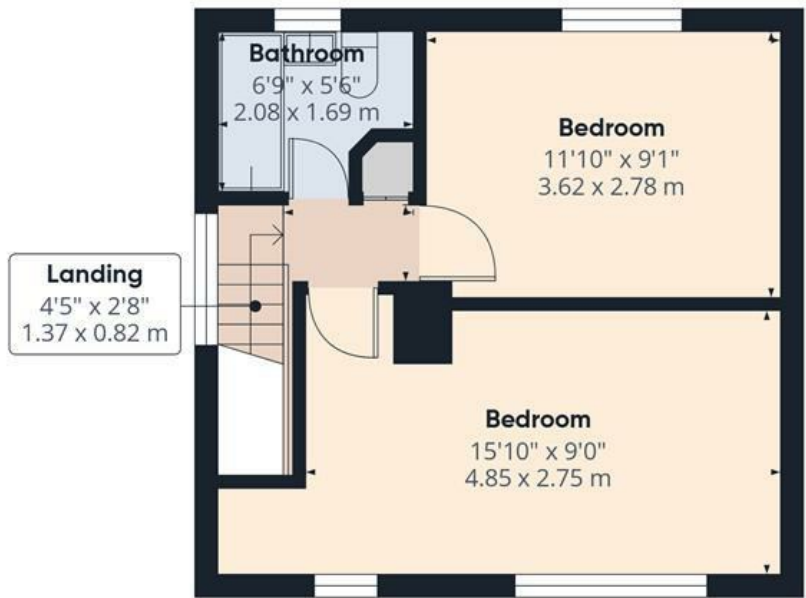
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

794 ft²

73.9 m²

Reduced headroom

1 ft²

0.1 m²

(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.

GIRAFFE360

