



YEW TREE RISE, CALCOT, READING, BERKSHIRE, RG31 4RQ  
**£380,000 FREEHOLD**

## A SEMI DETACHED FAMILY HOME IN A POPULAR LOCATION

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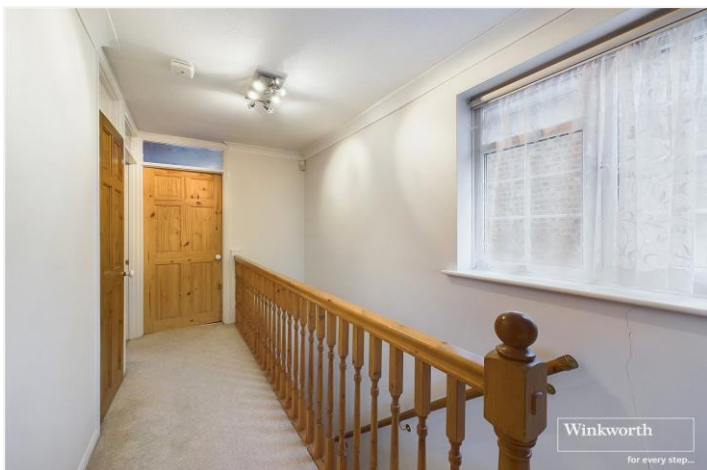


## DESCRIPTION:

A three bedroom semi detached home with gas radiator heating .The ground floor has a rear aspect living /dining room with double doors leading to a decked area which in turn leads to the lawned garden. The ground floor also has a cloakroom and a kitchen with integrated appliances. The first floor has a family bathroom and the added advantage of an en suite shower room. There is direct access to the garage at the rear of the property an internal viewing is highly recommended .

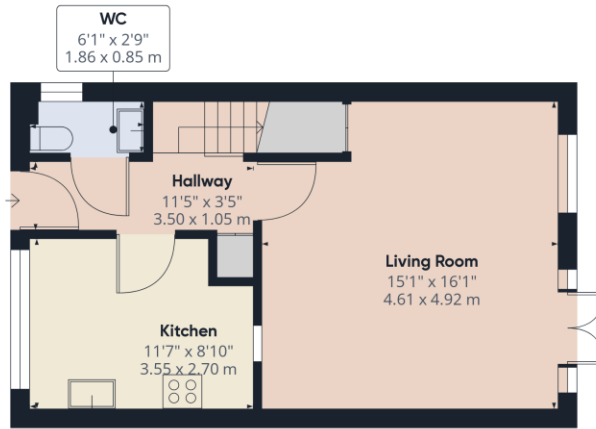
## AT A GLANCE

- Three bedroom semi detached
- Living room/dining room
- Ground floor cloakroom
- Ensuite shower room
- Garage with direct access from the garden
- Rear garden with a decked area
- Gas radiator heating

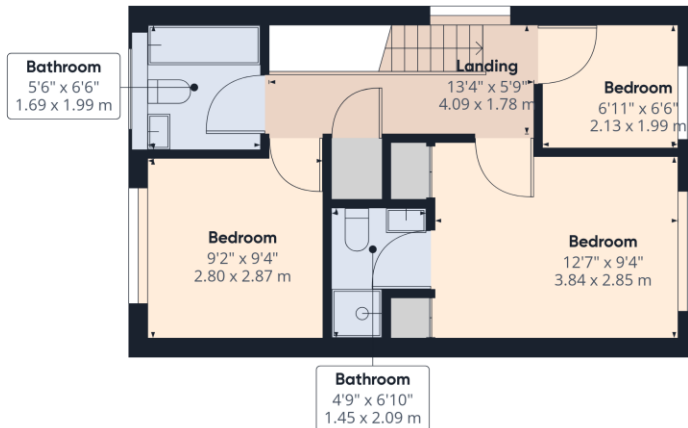








Ground Floor



Floor 1

Approximate total area<sup>9</sup>

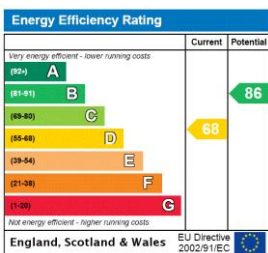
831.64 ft<sup>2</sup>  
77.26 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Term:** N/A

**Service Charge:** N/A

**Ground Rent:** N/A

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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