

**SANSOME
&GEORGE**

[sansomeandgeorge.co.uk](https://www.sansomeandgeorge.co.uk)



18 Hawkesbury Drive, Calcot, Reading, Berkshire, RG31 7ZP

Asking Price £440,000 Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR - Step into your new abode with this charming and modern EXTENDED semi-detached house! With a generous 1,025 sq ft of space, this property boasts 3 bedrooms and 2 reception rooms, making it ideal for a growing family or those who love to entertain. The interiors exude comfort and homeliness, providing a welcoming atmosphere for you to settle in. Outside, you'll find a lovely garden perfect for relaxing or hosting summer BBQs, as well as off-street parking for your convenience. Located in a sought-after area, this property offers the perfect blend of peaceful surroundings and easy access to local amenities. Don't miss out on the opportunity to make this spacious and inviting house your new home sweet home!

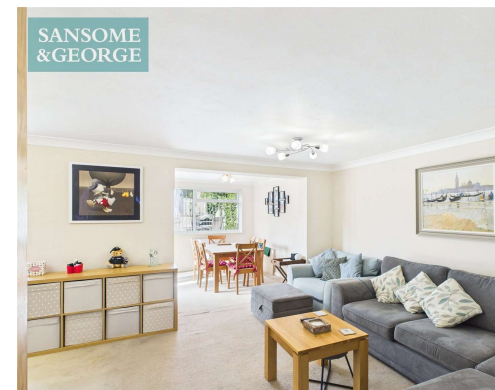
EPC EER - D

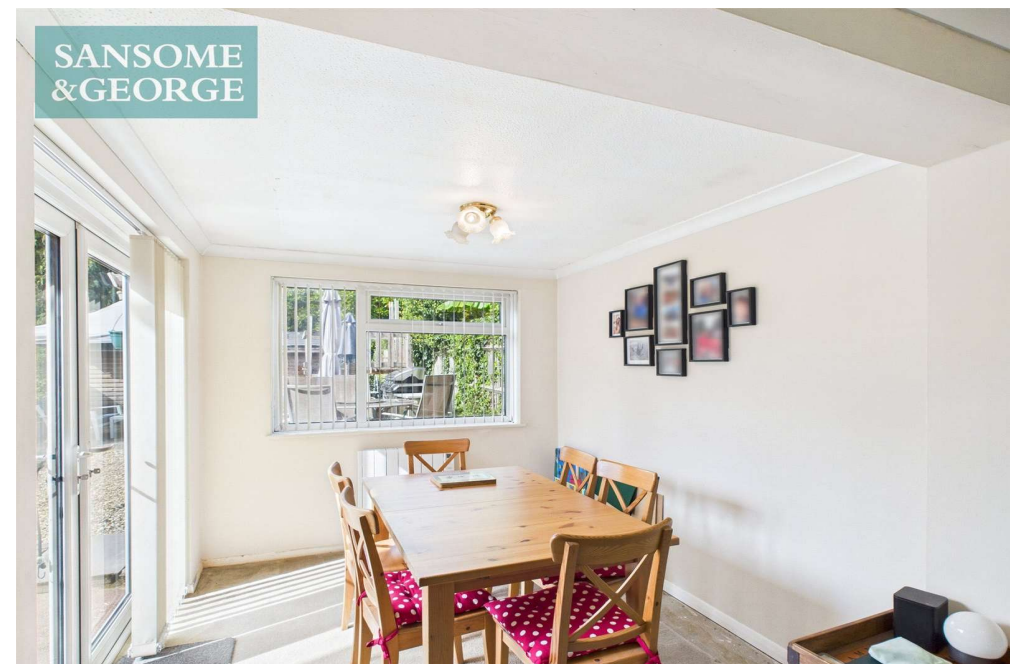
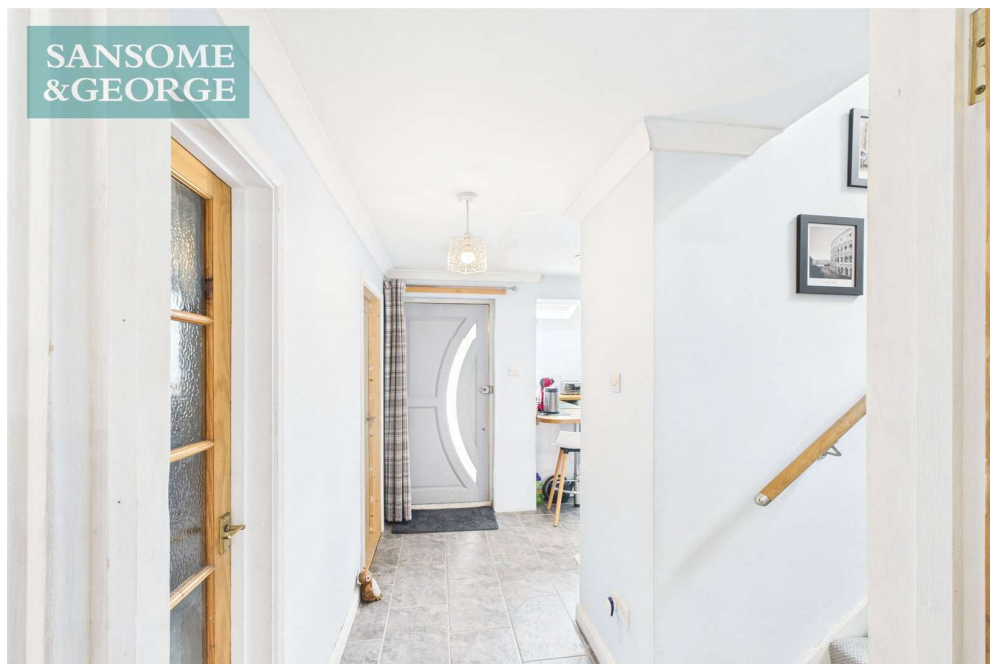
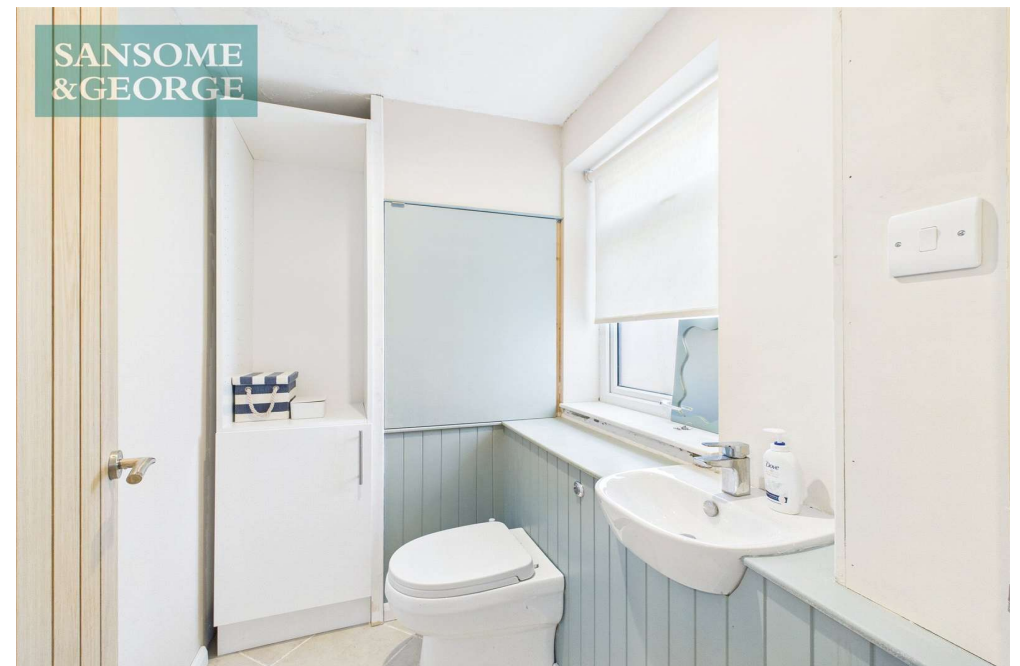
Local Authority - West Berkshire

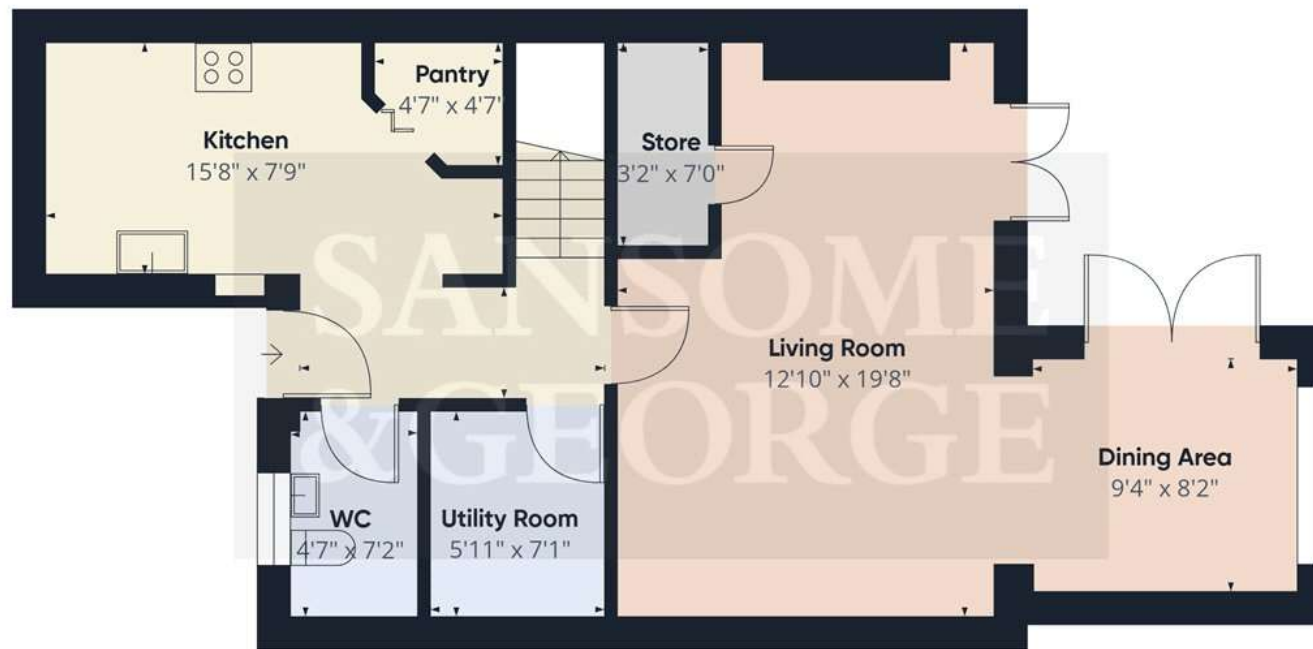
Council Tax Band - D

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly.

- Extended 3 Bedroom home
- Hallway
- Downstairs W.C,
- Utility Room
- Garage conversion to provide Modern Kitchen
- Living Room
- Dining area
- 3 Bedrooms,
- Bathroom,
- Generous Garden
- Driveway







Floor 0

Approximate total area⁽¹⁾
1025 ft²



Floor 1

(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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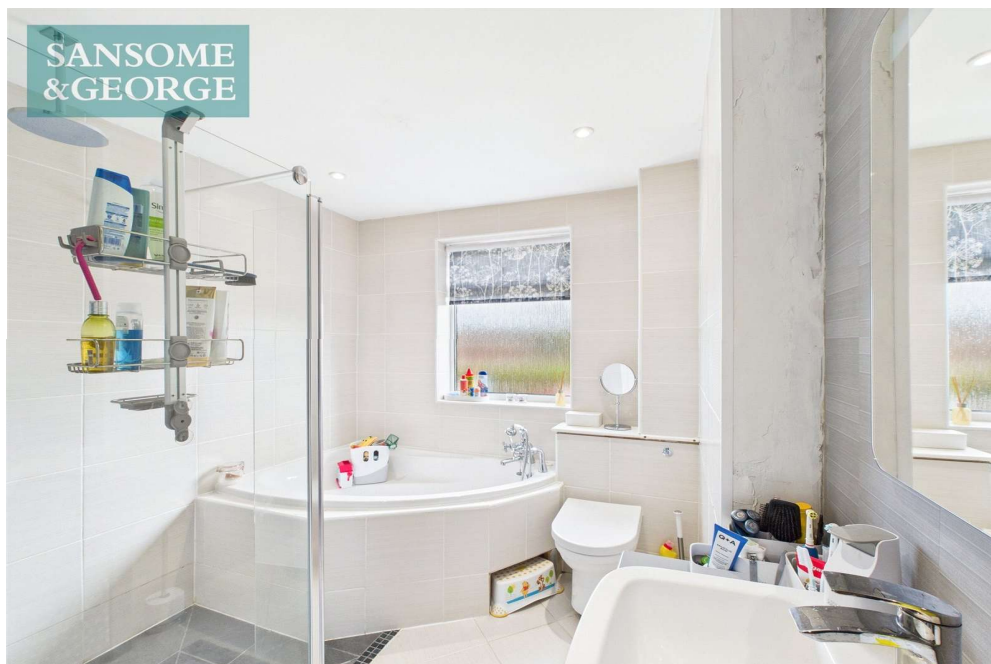


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

Anti-Money Laundering Statement: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £80 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.