



18 Sweet Briar Drive  
Calcot, RG31 7AD



Offers in excess of £400,000 Freehold

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# 18 Sweet Briar Drive

## DESCRIPTION:

VP - 360 Virtual tour.

Presented to the market is this three bedroom semi detached house located in a cul de sac and benefitting off road parking for several cars and a car port. The accommodation comprises entrance hallway, WC, living/dining room, refitted kitchen and sun room. On the first floor there are three generous size bedrooms and a bathroom suite. The master bedroom originally had an en suite, but its now being used as a storage cupboard. This can be put back to an en suite if needed. Externally there is a larger than average rear garden with a patio and lawn area.

Other benefits include, excellent access to Reading town centre, Junction 12, M4, Linear Park for walks and good local school catchments.

Council tax band - C

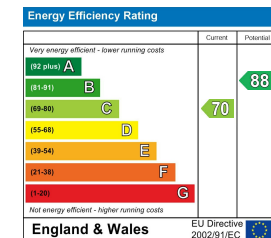
## SUMMARY OF ACCOMMODATION:

- SEMI DETACHED
- OPEN PLAN LIVING
- OFF ROAD PARKING
- DOWNSTAIRS WC
- 360 VIRTUAL TOUR
- THREE BEDROOMS
- CAR PORT
- CUL DE SAC
- ENCLOSED REAR GARDEN

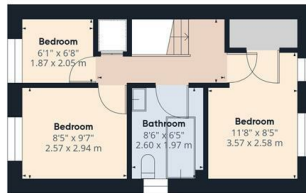
## ADDITIONAL INFO:

## VIEWING STRICTLY BY APPOINTMENT:

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 E: sales@villageproperties.org  
 W: www.villageproperties.co.uk



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 980.91 ft<sup>2</sup>  
 91.13 m<sup>2</sup>

Reduced headroom  
 147.25 ft<sup>2</sup>  
 1.27 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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