



7 Charville Drive  
Calcot, RG31 7AU



Guide price £365,000 Freehold

[VillageProperties.co.uk](http://VillageProperties.co.uk)

# 7 Charville Drive

## DESCRIPTION:

VP - Presented to the market in excellent condition is this two double bedroom semi detached house with off road parking and a garage. The property is located in a cul de sac and within easy access to M4 Junction 12, amenities, bus routes, gym, parks and local schools.

The property comprises entrance porch, living/dining room and a refitted kitchen. On the first floor there are two bedrooms and a refitted bathroom suite. Externally the rear garden has a side access gate and direct access into the garage. Internal viewings are highly recommended.

Council tax band - C

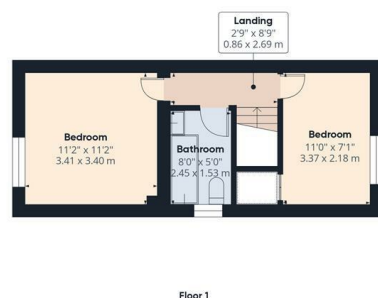
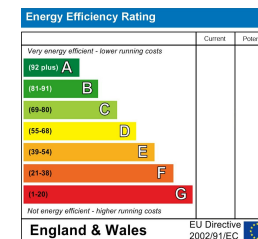
## SUMMARY OF ACCOMMODATION:

- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- SIDE ACCESS TO GARDEN
- 360 VIRTUAL TOUR
- WEST FACING REAR GARDEN
- SEMI DETACHED
- GARAGE
- REFITTED KITCHEN
- REFITTED BATHROOM

## ADDITIONAL INFO:

## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
 E: sales@villageproperties.org  
 W: www.villageproperties.co.uk



Approximate total area<sup>(1)</sup>  
 758.44 ft<sup>2</sup>  
 70.46 m<sup>2</sup>

Balconies and terraces  
 193.43 ft<sup>2</sup>  
 17.97 m<sup>2</sup>

Reduced headroom  
 6.28 ft<sup>2</sup>  
 0.58 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.

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