

# LANSLEY



EPC: TBC

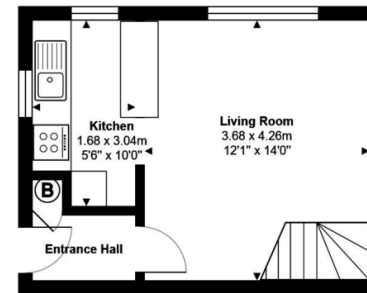
- Two Bedrooms
- 14' Living Room
- Enclosed Private Garden
- Cul-de-sac Location

30 Willow Tree Glade, Calcot, Reading, RG31 7AZ

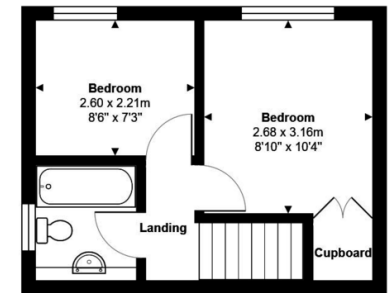
Asking Price Of £245,000

Lansley are pleased to offer this two bedroom property situated on the quiet cul-de-sac in the Beansheaf Development in Calcot. Located within easy access of the M4 Motorway via junction 12, Sainsbury's Superstore and Frequent Bus Services to the Town Centre. Accommodation comprises entrance hall, spacious 14' living room and fitted kitchen. To the first floor there are two bedrooms and family bathroom. The property benefits from a private enclosed garden and two allocated parking spaces.





Ground Floor



First Floor

Total Area: 47.0 m<sup>2</sup> ... 506 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements