



**Bespoke**  
ESTATE AGENTS

39 Durand Road, Earley  
£750,000





## 39 Durand Road, RG6 5YU

Beautiful 4-bed detached house in RG6 5 with modern kitchen/Dining Room, spacious layout with living room and study, southerly aspect garden, detached double garage, and excellent local amenities. Ideal family home!

Council Tax band: F

Tenure: Freehold

- **Spacious Detached Family Home:** A generously proportioned property offering ample living space for a growing family.
- **Four Double Bedrooms:** Each bedroom is designed for comfort, with the master bedroom featuring an en-suite bathroom.
- **Stunning Modern Kitchen-Dining Area:** A contemporary kitchen seamlessly integrated with a dining space, ideal for family meals and entertaining.
- **Highly Sought-After Location** – Situated in RG6 5, within walking distance of excellent schools, parks, and local amenities.
- **Excellent Transport Links** – Close to Earley train station, M4 motorway, and regular bus routes for easy access to Reading and beyond.
- **Detached Double Garage** – Featuring twin electric roller doors, power, lighting, eaves storage, and a personal door to the garden.
- **South-Southeast Facing Rear Garden** – Beautifully landscaped with a large patio, lawn, mature trees, and a secluded side area for storage.
- **Multiple Bathrooms** – A family bathroom with a bath and walk-in shower, a modern en-suite, and a convenient downstairs cloakroom.
- **Ample Parking** – A block-paved driveway and graveled hardstanding area, providing space for multiple vehicles.
- **Energy-Efficient with Solar Panels & EV Charging** – The property benefits from solar panels with battery storage, reducing energy costs.



### Covered Entrance Porch

A welcoming covered porch area, supported by two elegant white columns, adding a touch of character and charm. The tiled step leads to a secure front entrance with a replacement double glazed white door and glass side panels, allowing natural light into the hallway. A quaint seating area with space for a bench offers a perfect spot to relax, while decorative brickwork and trellis add warmth and personality.

### Entrance Hall

The entrance hall is bright and welcoming, featuring warm wooden flooring that flows seamlessly into the main living areas. A spacious layout allows easy access to the principal rooms, while the soft neutral tones and classic dado rail detailing add a touch of elegance. A practical yet stylish wooden console table provides storage and display space, complementing the homely feel. The carpeted staircase with a wooden balustrade leads to the first floor, creating a sense of openness. Large frosted glass panels by the front door allow natural light to flood in, enhancing the airy ambiance. With easy access to the living room, study, kitchen dining room and upper floors, built in under stairs storage cupboard, and further built in cupboard, this entrance hall sets a warm and inviting tone for the rest of the home.

### Cloakroom

The cloakroom is a well-presented and practical space, featuring a modern white suite with a built-in vanity unit providing ample storage. The part-tiled walls and large mirror enhance the sense of space and brightness, while a frosted window allows natural light while maintaining privacy. With its neutral décor and functional layout, this cloakroom is a convenient addition to the home, perfect for guests and everyday use

### Living Room

17' 9" x 13' 3" (5.40m x 4.05m)

The living room is a spacious and inviting retreat, bathed in natural light from the French doors that open onto the southerly aspect rear garden. A modern inset fireplace provides a cosy focal point, complemented by stylish feature wallpaper that adds a contemporary touch. Warm wooden flooring rug enhance the homely atmosphere.







### Study

10' 4" x 7' 10" (3.15m x 2.40m)

The study is a well-appointed and versatile space, ideal for home working, reading, or pursuing creative hobbies. A large window fills the room with natural light, creating a bright and productive atmosphere. With its warm wooden flooring, classic décor, and peaceful setting, this study is perfect for focused work or relaxation, making it an essential addition to the home.

### Kitchen Dining Room

18' 4" x 11' 10" (5.60m x 3.60m)

The kitchen and dining room is a bright, modern, and well-equipped space, perfect for both everyday living and entertaining. The sleek cream cabinetry and dark granite-effect worktops create a stylish contrast, while the central island provides additional workspace and storage. Integrated appliances, including a double oven and gas hob with stainless steel extractor, enhance functionality. A spacious dining area sits adjacent to the kitchen, with French doors leading to the garden, allowing natural light to flood the space and offering seamless indoor-outdoor dining. The large window above the sink further brightens the kitchen, making it a pleasant space for cooking and socializing. Additionally, a separate utility room is accessed from here, providing extra storage and laundry facilities, keeping the main kitchen area clutter-free. This thoughtfully designed kitchen-dining space combines practicality with contemporary style, electric under floor heating, making it the heart of the home.



### Utility Room

9' 6" x 6' 7" (2.90m x 2.00m)

The utility room is a highly functional space, conveniently accessed from the kitchen. It features dedicated laundry facilities with a space and plumbing for washing machine and tumble dryer neatly positioned beneath a practical worktop, ideal for sorting and folding clothes. A wall-mounted boiler ensures efficient heating and hot water throughout the home, while ample storage units provide space for cleaning essentials. A side door offers direct access to the garden, making it easy to hang washing outside or bring in muddy boots after outdoor activities. With its tiled flooring, bright décor, and natural light from a large window, this well-designed utility room is both practical and well-equipped for modern living.

### DOUBLE GARAGE



### First Floor landing

The first-floor landing is a bright and spacious area that provides access to all bedrooms and the family bathroom. A built-in airing cupboard offers useful storage for linens and towels, complemented by natural light from a side window, creating an airy and inviting space. With its practical layout and ample storage, this landing serves as a functional and well-designed central hub for the upper floor.

### Bedroom One

14' 9" x 13' 0" (4.50m x 3.95m)

A spacious and well-appointed principal bedroom, featuring two built-in double wardrobes that provide ample storage. A large window offers lovely views over the rear garden, filling the room with natural light and creating a peaceful retreat. The room is generously sized, comfortably accommodating a king-sized bed with bedside lighting, additional storage furniture, and a seating area. The neutral décor with a warm feature wall adds a stylish yet cosy ambiance. Additionally, a private en-suite bathroom is accessed via a door from the bedroom, enhancing convenience and privacy. This superbly designed bedroom is a perfect sanctuary within the home.

### En-Suite

9' 8" x 6' 7" (2.95m x 2.00m)

The en-suite bathroom is a stylish and modern space, featuring full-height neutral tiling for a fresh and contemporary feel. A large walk-in shower cubicle provides a luxurious touch, complementing the sleek pedestal sink and low-level WC. A heated towel rail adds warmth and comfort, while the frosted window allows natural light to brighten the space while maintaining privacy. A mirrored wall cabinet offers additional storage for toiletries, ensuring a neat and clutter-free environment. Designed for convenience and relaxation, this well-appointed en-suite enhances the practicality of the principal bedroom, offering a private retreat within the home.

### Bedroom Two

10' 4" x 9' 10" (3.15m x 3.00m)

A spacious and well-lit double bedroom, featuring built-in double wardrobes that provide excellent storage. A large window overlooks the rear garden, offering a pleasant and peaceful outlook. With its neutral décor and generous proportions, this bedroom is perfect for a guest room, children's room, or additional home office space.

### Bedroom Three

11' 8" x 11' 4" (3.55m x 3.45m)

A well-proportioned double bedroom, benefiting from two built-in wardrobes that provide ample storage space. A large rear-facing window allows for plenty of natural light throughout the day.







### Bedroom Three

11' 8" x 11' 4" (3.55m x 3.45m)

A well-proportioned double bedroom, benefiting from two built-in wardrobes that provide ample storage space. A large rear-facing window allows for plenty of natural light and offers lovely views over the rear garden. With its neutral décor and practical layout, this versatile room is ideal as a bedroom, guest room, or even a home office. The built-in storage ensures a clutter-free space, making it both functional and inviting.

### Bedroom Four

10' 10" x 8' 2" (3.30m x 2.50m)

A comfortable double bedroom, and features a built-in double wardrobe for convenient storage. Positioned at the front of the property, the room benefits from a large window, allowing in plenty of natural light. A radiator ensures warmth and comfort year-round, while the neutral décor provides a blank canvas for personalisation. This versatile room is ideal as a guest bedroom, children's room, or home office, offering both practicality and comfort.

### Bathroom

11' 10" x 5' 7" (3.60m x 1.70m)

The family bathroom is a well-proportioned and functional space, featuring both a walk-in shower and a full-sized bath, offering flexibility for busy households. A large frosted window allows plenty of natural light while maintaining privacy, creating a bright and airy atmosphere. The pedestal sink and low-level WC are complemented by neutral tiling, a wall-mounted mirror, and fitted shelving for convenient storage. With its practical layout and modern fixtures, this bathroom provides both comfort and convenience, making it perfect for family use.



### Double garage & Driveway Parking

Detached double garage with electric up and over twin doors. Double width driveway leads to the garage, providing off road parking. There is a further expansive block paved driveway for additional parking to the front of the property, and hardstanding gravel area, ideal for boat/caravan or additional visitor parking.



