



**Bespoke**  
ESTATE AGENTS

46 Chelwood Road, Earley

Guide Price £750,000





## 46 Chelwood Road

### Earley, Reading

Beautifully refurbished 3/4-bed detached house near Maiden Erlegh School. Versatile living spaces incl. modern kitchen and generous garden with outbuilding. Prime location for family life and outdoor adventures.

Council Tax band: E

- Prime Location – Just 0.4 miles from the highly sought-after Maiden Erlegh School and adjacent to Laurel Park, the Nature Reserve, & Maiden Erlegh Lake — perfect for family walks and weekend adventure
- Beautifully Refurbished & Extended – Thoughtfully modernised and extended by the current owners to create a stylish, light-filled family home.
- Stunning Kitchen/Dining/Family Room – A true heart of the home, featuring a large central island, bi-folding doors to the garden, and ample space to cook, dine and unwind together.
- Separate Living Room – A generous, dual-aspect living room with a bay window and feature fireplace, ideal for cosy evenings or entertaining.
- Versatile Fourth Bedroom/Study – Located on the ground floor with its own WC nearby, this flexible space is perfect for home working, guests, or multigenerational living.
- Three Well-Proportioned Upstairs Bedrooms – Including a stylish principal suite with built-in storage and contemporary en-suite shower room.
- Modern Family Bathroom – Smartly finished with neutral tones and high-quality fittings, serving Bedrooms 2 and 3.
- Generous Garden with Pergola & Greenhouse – A fantastic outdoor space with lawn, patio, and seating under a pergola — perfect for family life, entertaining or gardening enthusiasts.
- Timber-Built Outbuilding – Fully insulated with power, lighting and double-glazed doors — ideal for storage, a garden office or studio conversion (STPP).
- Further Potential to Extend (STPP) – While already extended, the property still offers scope for future growth, subject to



### Entrance Porch

Access via double glazed front door, ample space for hanging coats, built in seating area with storage under, access to entrance hall.

### Entrance Hall

Stairs to first floor landing, doors to all rooms.

### Cloakroom

A modern refitted white suite with wash hand basin, tiled splash backs concealed cistern W.C. window to side.

### Living Room

19' 2" x 14' 0" (5.84m x 4.27m)

Beautifully light dual-aspect space, featuring an expansive front window and an elegant bay window to the side. A charming fireplace with a fitted wood-burning stove creates a warm focal point, complemented by a sleek radiator. Bi-folding doors open seamlessly into the Family Room at the end of the kitchen — perfect for sociable open-plan living, or can be closed to create a snug retreat for quieter moments. A versatile and inviting setting for modern family life.

### Kitchen Dining Family Room

26' 6" x 24' 1" (8.08m x 7.34m)

A stunning, light-filled kitchen and family dining space designed with both everyday living and entertaining in mind. At the heart of the home lies a sleek, contemporary kitchen with deep navy cabinetry, striking marble-effect worktops, and a generous central island — ideal for casual breakfasts or catching up over coffee. The open-plan design flows effortlessly into a beautifully zoned dining and family area, framed by full-height bi-folding doors and a statement skylight that floods the space with natural light. Bi-Folding oak doors lead into a separate living room — perfect for playtime, movie nights or quiet retreat. With seamless garden access, ample room for hosting, and thoughtful touches throughout, this is a truly versatile space tailored for modern family life.

### Utility Room

Practical and well-designed utility room with ample storage, additional worktop space, and plumbing for laundry appliances — ideal for keeping everyday chores tucked neatly out of sight.







#### Home Office / Bedroom Four

14' 6" x 8' 5" (4.42m x 2.56m)

Currently used as a home office and workout space, Bedroom Four offers excellent flexibility — ideal as a dedicated study, guest bedroom, or playroom. A bright, well-proportioned room with a front-facing window and plenty of potential to adapt with your family's changing needs.

#### Landing

Natural light floods in from the central window and radiators down the stairs, access to loft and doors to all rooms, built in airing cupboard, further built in storage cupboard.

#### Bedroom One

11' 5" x 10' 1" (3.48m x 3.07m)

A calm and elegant principal bedroom, generously proportioned and beautifully presented. Bathed in natural light from a wide side-aspect window, the room features soft neutral tones, plush carpet underfoot, and space for a dressing area or vanity. Direct access to a private en-suite adds comfort and convenience — a serene retreat at the end of the day

#### En-Suite

A beautifully appointed en-suite shower room, finished in soft contemporary tones with wood-effect flooring and a stylish curved-glass shower enclosure. The front-aspect window allows for excellent natural light, concealed cistern W.C. while fitted storage and a modern vanity unit provide both practicality and style — a calming, functional space to begin and end each day.

#### Bedroom Two

13' 5" x 11' 5" (4.09m x 3.48m)

A bright and spacious double bedroom with a lovely dual-aspect outlook to the front and side, offering a peaceful and light-filled setting. Finished in soft neutral tones with plush carpeting, the room also benefits from a built-in wardrobe for convenient storage — an ideal space for guests, teenagers, or as a luxurious second bedroom.

#### DRIVEWAY

2 Parking Spaces

Doble width driveway to the front of the property. Being a corner plot there is scope to enhance the paring facilities further.





### Bedroom Three

8' 11" x 7' 9" (2.72m x 2.36m)

A bright and cheerful bedroom with windows to the side and rear, creating a lovely sense of light throughout the day. Neutrally decorated and well-proportioned, it makes an ideal nursery, children's room or guest bedroom — adaptable to suit your family's needs.

### Bathroom

A fresh and contemporary family bathroom, finished in calming neutral tones with wood-effect flooring and sleek, modern fixtures. Featuring a full-size bath, stylish vanity unit with integrated storage, and a front-aspect window bringing in plenty of natural light — a beautifully designed space for everyday comfort and relaxation.

### Garden Storage Room

13' 1" x 9' 4" (3.99m x 2.84m)

A fully insulated timber-built outbuilding, complete with light and power, and double-glazed doors to both front and rear. Currently ideal for storage, it offers excellent potential to be transformed into a home office, studio, gym, or creative space — a versatile addition to suit a range of lifestyles.

### Front Garden

Double width drive provides ample off road parking, path to front door, with the remainder of the garden being lawn and sweeps to the side of the property. Gate granting pedestrian access to rear garden.

### Rear Garden

A fantastic family-friendly corner plot garden, offering a generous expanse of level lawn — perfect for play, entertaining, or simply relaxing in the sun. A smart gravel terrace with pergola provides a stylish covered seating area, ideal for outdoor dining or winding down with an evening drink. Raised beds and a greenhouse create opportunities for green-fingered buyers, while the garden is fully enclosed for peace of mind and privacy. A true extension of the home's living space.

### Driveway

Double width driveway to the front of the property. Being a corner plot there is scope to enhance the parking facilities further.





