



Bespoke
ESTATE AGENTS

4 Clent Road, Reading
Guide Price £550,000



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Reading, Reading

Beautifully presented semi-detached house with over 1,660 sq. ft. of living space, stunning open-plan kitchen, 4 bedrooms, 2 bathrooms, versatile outbuilding annexe, landscaped garden, ample parking. Peaceful oasis perfect for multi-gen living or working from home. Ideal family home in central Reading. EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: E

- Substantially Extended Family Home Offering over 1,660 sq. ft. of versatile living space across the house and outbuilding.
- Beautiful Open-Plan Kitchen & Conservatory Flooded with natural light and fitted with quality units, granite-effect worktops and integrated appliances.
- Three Well-Proportioned Bedrooms in the Main House Including a large main bedroom with full-width mirrored wardrobes.
- Stylish, Fully Tiled Bathroom Featuring a rainfall shower over the bath, LED lighting and a sleek vanity unit.
- Separate Downstairs Cloakroom Conveniently located off the hallway.
- Converted & Extended Garage Outbuilding Now a brilliant annexe-style space with its own bedroom, office, studio and shower room — ideal for multi-gen living or working from home.
- Private, Landscaped Garden With patio, decked seating area, lawn, mature planting and storage sheds.
- Generous Driveway Parking Hardstanding for multiple cars at the front of the property.
- Mainly Boarded Loft with Ladder Access Great for additional storage.
- Quiet Residential Location Tucked away on a no-through road, yet convenient for local shops, schools and transport links.

Entrance Hall

Step inside and feel instantly at ease. This bright and beautifully kept entrance hall sets the tone with its neutral tones, crisp white woodwork, and soft carpeting that sweeps up the stairs. Natural light filters through the front-facing windows, highlighting the clean lines and airy feel. There's practical storage tucked away beneath the staircase, and a clear line of sight through to the kitchen and garden beyond gives the whole space a wonderful sense of flow.

Cloakroom

Tucked neatly beneath the stairs, this handy cloakroom makes smart use of space without compromising on comfort. Freshly presented in crisp white, it features a modern low-level WC, compact hand basin with mixer tap, and a small window adding natural light. Ideal for guests or busy mornings, it's a practical extra that adds real value to day-to-day life.

Living room

17' 1" x 12' 0" (5.20m x 3.65m)

This inviting living room is a real highlight — a generous, light-filled space with a bay window to the front and modern feature fireplace offering a lovely focal point. The light wood flooring continues the clean, contemporary feel, while subtle tones and coving add a touch of traditional charm. Double doors lead through to the dining area, giving you the flexibility to enjoy a fully open-plan layout for entertaining or to close things off for cosier evenings in.

Dining Room

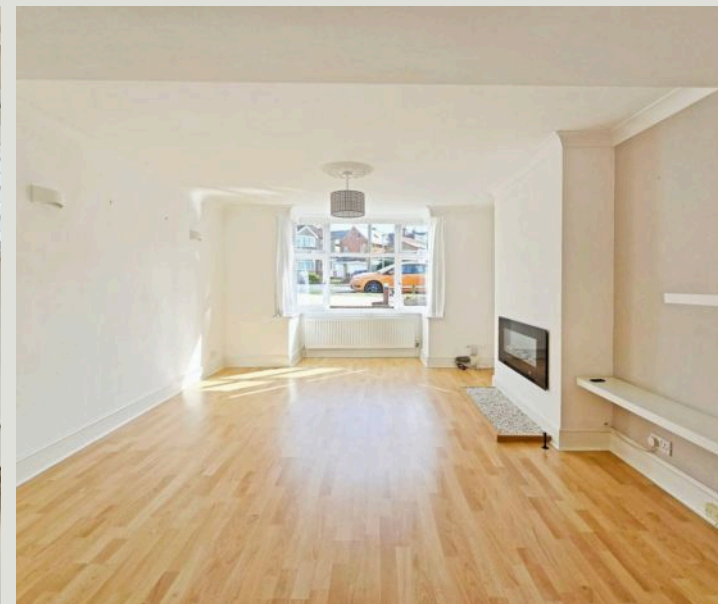
11' 0" x 10' 6" (3.35m x 3.20m)

At the heart of the home, the dining room offers excellent flexibility with access to multiple key spaces. Whether you're entertaining or enjoying a quiet family dinner, this bright, neutrally finished room connects effortlessly via double doors to the living room and opens via sliding patio doors to the conservatory. There's also a separate door to the kitchen, making serving and socialising simple. With its clean lines, natural light and flowing layout, this is a space that adapts to however you like to live.

Kitchen

17' 11" x 7' 9" (5.45m x 2.35m)

Cleverly extended and beautifully finished, the kitchen offers space, style and practicality in equal measure. A long run of sleek granite-effect worktops provides plenty of preparation space, set against classic white cabinetry with integrated fridge/freezer and dishwasher, built-in oven and hob, and plumbing for a washing machine. The contemporary tiled splashbacks, under-cabinet lighting and ceiling





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granite-effect worktops provides plenty of preparation space, set against classic white cabinetry with integrated fridge/freezer and dishwasher, built-in oven and hob, and plumbing for a washing machine. The contemporary tiled splashbacks, under-cabinet lighting and ceiling spotlights create a bright and inviting workspace, while the open outlook toward the conservatory floods the room with natural light and garden views.

Conservatory

12' 2" x 9' 6" (3.70m x 2.90m)

Flooded with natural light and overlooking the beautifully maintained garden, the conservatory is a wonderfully versatile addition to the living space. With practical tiled effect flooring, central heating and an air-conditioning unit already in place, it's a room you can enjoy in comfort all year round. Whether used as a casual seating area, home office, or playroom, it flows effortlessly from the kitchen and dining area, with double doors opening directly onto the raised decking outside — perfect for summer evenings or entertaining friends.

Landing

The first-floor landing is bathed in natural light from a side-facing window, with crisp white décor and a statement pendant light giving it a fresh, uplifting feel. From here, doors lead off to all principal bedrooms and the bathroom, and there's also access to a mainly boarded loft via a pull-down ladder — ideal for easy storage.

Bedroom One

14' 1" x 9' 8" (4.30m x 2.95m)

Set at the front of the home, the main bedroom is bright, spacious and neatly finished, with a wide window bringing in plenty of natural light. There's ample room for a king-size bed and additional furniture, while the full wall of built-in wardrobes — complete with mirrored sliding doors — offers masses of storage and helps reflect light throughout the space. A ceiling fan adds to the comfort, making this a relaxing, well-proportioned room to unwind in.



Bedroom Two

11' 6" x 11' 0" (3.50m x 3.35m)

Overlooking the rear of the property, the second bedroom is another well-proportioned double, currently accommodating a large freestanding wardrobe with ease. The neutral tones, soft carpet and wide window create a calm and comfortable atmosphere, ideal for guests, older children or even as a generous home office. There's plenty of flexibility here to make the space your own.

Bedroom Three

7' 10" x 6' 11" (2.40m x 2.10m)

A bright and tidy single room overlooking the front of the property, this third bedroom makes an ideal child's room, nursery or home office. With its neutral finish, soft carpet and large window letting in plenty of natural light, it's a versatile space that's ready to adapt to your needs.

Bathroom

Beautifully refitted with a sleek, contemporary finish, the family bathroom is a real standout. Fully tiled in elegant stone-effect ceramics, it features a deep modern bathtub with rainfall shower and glass screen, a concealed cistern WC, and a vanity unit with excellent storage and integrated lighting. Additional LED spotlights illuminate the entrance, while under-unit lighting by the hand basin adds a boutique hotel feel. There's a chrome towel rail radiator for comfort, and a built-in airing cupboard housing the pressurised hot water system, keeping everything neat and efficient behind the scenes.

Versatile Outbuilding – Annexe, Office & Studio

Tucked at the side of the garden is a superbly extended and converted outbuilding offering fantastic additional space for multi-generational living, home working, or creative pursuits. Thoughtfully designed, it includes: A private annexe bedroom with adjacent shower room, ideal for guests, teenagers, or live-in relatives. A dedicated office space, perfect for working from home or running a small business. A fully soundproofed studio, currently set up as a recording space but easily adaptable for art, fitness or hobbies. An additional store room providing handy overflow storage. This separate space is a huge asset — a rare combination of independence and flexibility that adds real value and opens up a world of lifestyle options.





GARDEN

A lovely blend of space, greenery and practicality, the rear garden is designed with ease of living in mind. A raised deck leads out from the conservatory, providing the perfect spot for a morning coffee or summer BBQs, while a central circular patio creates a second seating area surrounded by lawn and established planting. Smart pathways connect each area of the garden, and there are multiple timber sheds offering great storage options. Enclosed by fencing and mature trees, the garden feels both private and peaceful — a calm retreat at the heart of the home.

DRIVEWAY

4 Parking Spaces

To the front of the property, a generous driveway provides off-road parking for multiple vehicles and sets the tone with excellent kerb appeal. What was once a traditional garage has been thoughtfully extended and converted into a highly versatile outbuilding — now offering a separate annexe bedroom, home office, and fully soundproofed studio. Whether you need space to accommodate family, run a business or pursue a creative passion, this setup offers rare flexibility in a convenient residential setting.



