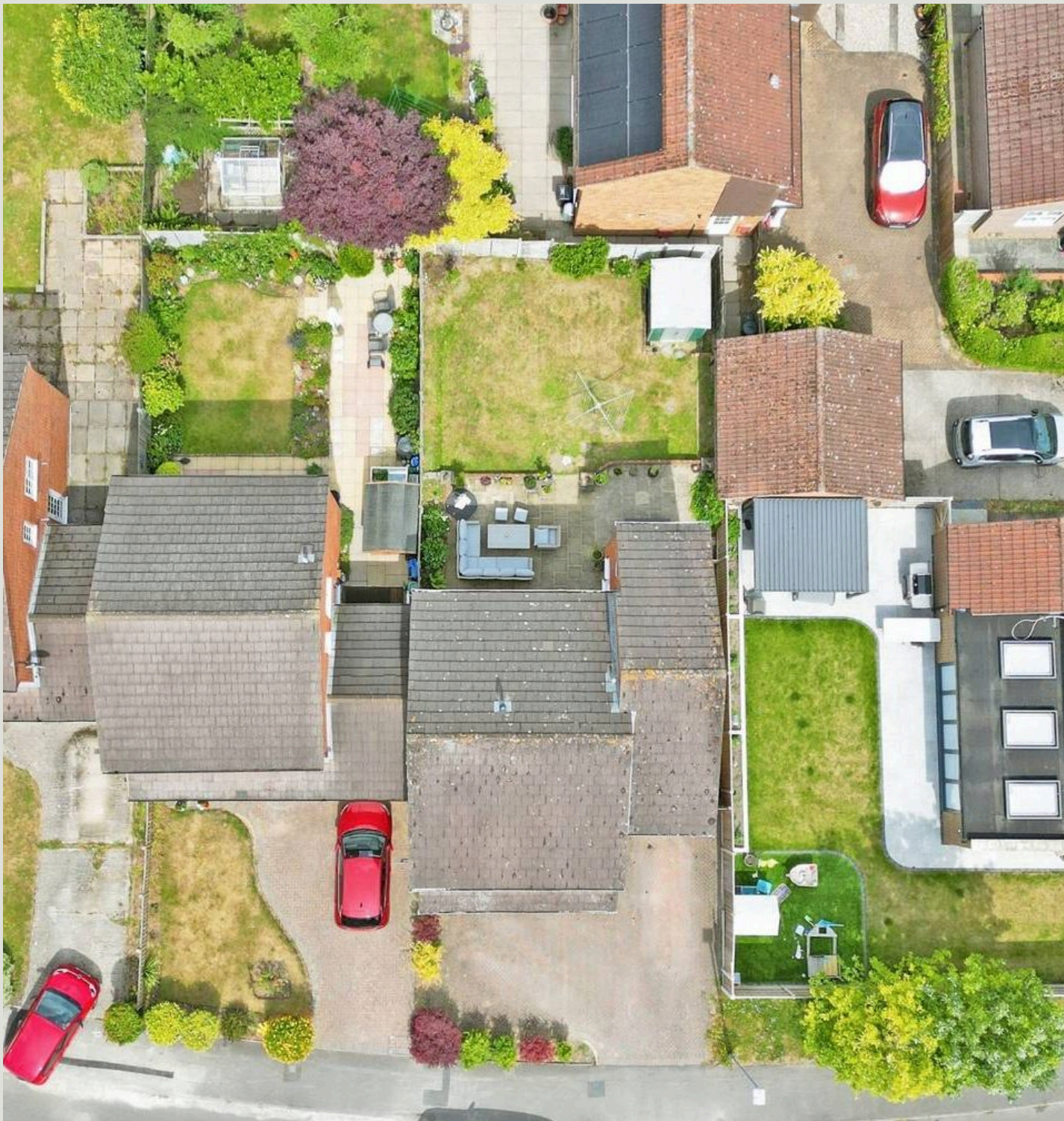




Bespoke
ESTATE AGENTS

35 Durand Road, Earley
Guide Price £600,000



35 Durand Road

Earley, Reading

A spacious 4-bed family home near Radstock & Maiden Erlegh schools. Stylish with 2 bathrooms, smart kitchen, lounge, dining room, garage, and generous rear garden. Perfect for comfort and leisure, with ample storage, driveway parking, and easy outdoor access.

Council Tax band: E

Tenure: Freehold

- Extended four double bedroom family home
- Short walk to Radstock & Maiden Erlegh schools
- Two stylish bathrooms including refitted en-suite
- Smart fitted kitchen with adjoining utility room
- Separate lounge and dining room layout
- Garage with potential for office or gym use
- Built-in wardrobes to all bedrooms
- Generous rear garden with patio and lawn
- Driveway parking and side pedestrian access
- Excellent access to local shops, parks and transport links

Entrance Hall

Stairs to first floor landing, built in storage cupboard, doors to cloakroom and living room.

Cloakroom

A modern refitted white suite with window to front, W.C vanity unit with wash hand basin, tiled splash backs, radiator.

Living Room

15' 0" x 12' 2" (4.57m x 3.72m)

A beautifully presented and welcoming living space, thoughtfully designed for both relaxation and entertaining. The room is centred around a striking bay window to the front, fitted with white plantation shutters that allow natural light to pour in while maintaining privacy. Warm wood-effect flooring and neutral décor create a calm and inviting atmosphere, complemented by a set of contemporary wall lights and a feature pendant ceiling light.

Dining Room

9' 6" x 9' 2" (2.89m x 2.79m)

Elegant and full of natural light, the dining room is perfectly positioned to enjoy views of the rear garden through a set of French doors. The neutral décor and light-toned flooring enhance the sense of space, while the solid wood furniture brings warmth and character to the room. Ideal for both everyday meals and entertaining, this versatile space flows effortlessly onto the patio, creating a seamless connection between indoor and outdoor living. A calm and considered room that adds charm to the heart of the home.

Kitchen

12' 4" x 7' 9" (3.75m x 2.36m)

Smartly finished and well laid out, the kitchen features a contemporary shaker-style design with a range of cream cabinets and wood-effect worktops. The warm tones of the multi-layered slate tile splashback add texture and character, creating a stylish contrast against the clean cabinetry. The for appliances sit neatly alongside a freestanding oven and dishwasher, with plenty of countertop space for food preparation. A large window over the sink allows natural light to brighten the space, door to rear garden, making it a practical and pleasant room to cook and spend time in.





Utility Room

9' 7" x 7' 9" (2.91m x 2.36m)

Adjoining the kitchen and accessible via a personal door, the useful utility area with a window overlooking the rear garden. This setup is ideal for separating laundry and household tasks from the main kitchen, but also offers excellent potential to be repurposed as a home office, gym, or studio space—perfect for modern lifestyles requiring flexibility. With power, light, and direct access to the garage, it's a valuable extension of the ground floor.

Landing

Built in airing cupboard, access to part board loft via pull down ladder, doors to all bedrooms and bathroom.

Bedroom One

20' 1" x 9' 7" (6.13m x 2.91m)

A notably spacious principal bedroom stretching the full depth of the property, offering ample room for wardrobes, drawers, and additional furnishings. A large front-facing window fills the room with natural light. This comfortable space also benefits from access to a private en-suite shower room, making it a perfect retreat at the end of the day.

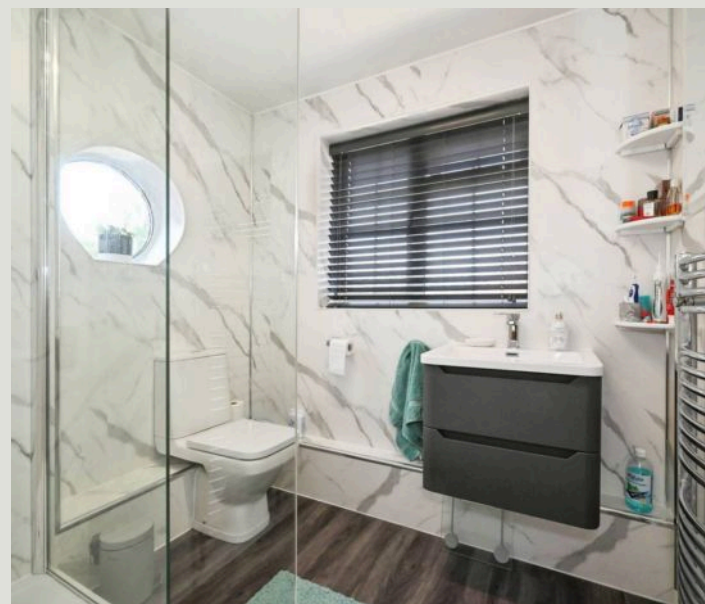
En-Suite

A recently refitted to a high standard, the en-suite features sleek, contemporary finishes including large marble-effect wall panels and a walk-in glass shower enclosure. A modern floating vanity unit, chrome heated towel rail, and stylish dark wood-effect flooring add to the luxurious feel. Dual aspect windows, including a distinctive circular feature window, provide natural light and ventilation, creating a bright and modern space.

Bedroom Two

11' 1" x 9' 7" (3.37m x 2.91m)

A bright and comfortable double bedroom overlooking the rear garden, with ample natural light through a wide window. Finished in neutral tones and featuring built-in storage, the room offers plenty of space for a double bed and additional furnishings. A flexible second bedroom, ideal for guests, older children.



Bedroom Three

12' 3" x 8' 0" (3.73m x 2.43m)

A generous and naturally bright double bedroom positioned at the front of the home. This room benefits from built-in storage, helping to maximise floor space and functionality. Neutrally decorated and versatile in use, it's ideal for children, guests, or as a well-sized home office or hobby room.

Bedroom Four

10' 6" x 8' 7" (3.21m x 2.62m)

Currently set up as a home office, Bedroom Four offers a versatile space that easily accommodates a single bed, daybed or desk. With a front-facing window providing good natural light and built-in wardrobes offering useful storage, it's equally suited as a guest bedroom, nursery, or work-from-home space.

Bathroom

A well-appointed family bathroom featuring a full-sized bath with glass screen and overhead shower, pedestal basin, and low-level WC. Finished in classic white tiling with decorative border detail, the room also benefits from a chrome heated towel rail and elevated platform feature, adding visual interest. Rear-aspect window provide excellent natural light and ventilation

Garden

A generous and enclosed rear garden, offering a practical mix of lawn and patio ideal for both entertaining and everyday family life. The paved seating area directly behind the house is perfect for outdoor dining or relaxing, with space for a large table and chairs. The lawn provides room for children to play or for future planting, and a storage shed sits neatly to one corner. The garden also benefits from useful gated side access, ideal for bikes, bins or pets.

Garage

Via up and over door, light and power, personal door to utility room.

Driveway

Block paved driveway provides ample off road parking for several vehicles, access to front door, gate providing private pedestrian access to rear garden



