

B

Bespoke
ESTATE AGENTS



Bespoke
ESTATE AGENTS

25 Faringdon Road, Earley
£325,000

Bespoke

ESTATE AGENTS

25 Faringdon Road

Earley, Reading

Beautifully presented two double bedroom, two-bathroom apartment on the Woodley/Earley borders. Spacious 24ft open-plan kitchen and lounge, bright main bedroom with en-suite, generous second bedroom and modern bathroom. Allocated parking, close to green space and a children's play park. A superb modern home. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Spacious two-bedroom of equal size, two-bathroom apartment
- Large open-plan kitchen and lounge measuring approx. 24ft
- Bright main bedroom with fitted mirrored wardrobes
- Private en-suite shower room
- Generous second bedroom ideal for guests, children or home office
- Modern family bathroom with full-size bath
- Allocated parking space
- Situated on the Woodley/Earley borders
- Close to green space and children's play park
- Well-presented throughout with a warm, contemporary finish

Hallway

A welcoming central hallway that links all rooms in the apartment. There is space for coats and shoes, two large built in storage cupboards.

Living Room

14' 5" x 24' 9" (4.39m x 7.54m)

A bright and welcoming living space designed for comfort and relaxation. There is space for a large corner sofa creates the perfect spot to unwind, complemented by warm accent colours and soft furnishings that add a homely feel. A wide triple-panel window floods the room with natural light while offering a pleasant outlook, and the layout provides plenty of space for additional seating or furniture. Neutral décor and light flooring keep the room airy and modern, making it ideal for both quiet evenings and hosting guests. Open plan to kitchen.

Kitchen

A thoughtfully arranged kitchen and dining area offering an excellent balance of style and practicality. The modern fitted kitchen provides generous worktop space, sleek cabinetry, and integrated appliances, all arranged around a bright window that enhances the natural light. Open shelving adds character and functionality, ideal for everyday essentials. The adjacent dining area comfortably fits a table and chairs, making it perfect for family meals or entertaining. The open-plan layout creates an inviting social hub at the heart of the home, seamlessly connecting with the living space while retaining its own defined area.

Bedroom 1

11' 5" x 11' 7" (3.48m x 3.53m)

A beautifully presented main bedroom offering excellent proportions and a calm, inviting atmosphere. A wide window brings in plenty of natural light, giving the room a bright and uplifting feel throughout the day. The space easily accommodates a large bed with bedside tables, while the full wall of mirrored wardrobes provides exceptional storage without compromising the sense of space. The room features a pop of colour with a stylish feature wall, adding character and warmth. There is also ample room for a desk or dressing area, making this an ideal multi-functional bedroom perfectly suited for modern living. Direct access to the en-suite completes the appeal, creating a private and comfortable main suite.





En-suite

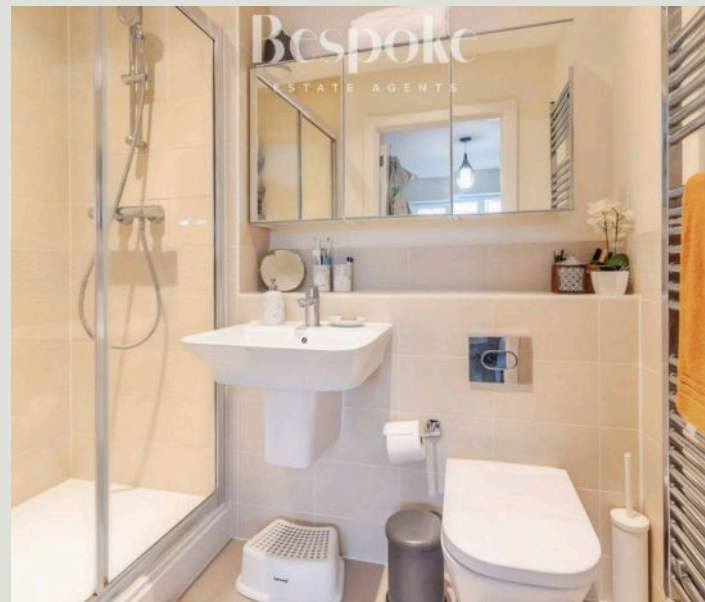
4' 8" x 4' 9" (1.42m x 1.45m)

A modern and well-appointed en-suite serving Bedroom 1, finished in warm neutral tones that create a calm and contemporary feel. The suite includes a generous walk-in shower with a glazed enclosure and chrome fittings, along with a sleek wall-hung washbasin and concealed-cistern WC for a clean, streamlined look. Practical mirrored cabinetry provides excellent storage while reflecting light throughout the space. A heated towel rail and subtle tile detailing complete the room, offering comfort and style in equal measure. Ideal for everyday convenience, this private en-suite adds a touch of luxury to the main bedroom.

Bedroom 2

11' 7" x 11' 3" (3.53m x 3.43m)

A generous and adaptable second bedroom, ideal for children, guests or use as a spacious home office. The room enjoys plenty of natural light courtesy of a large window overlooking the development, creating a bright and uplifting atmosphere. There is excellent floor space for multiple layouts, easily accommodating a single, double or bunk bed setup alongside a desk or additional storage. Neutral décor and light flooring keep the room feeling modern and versatile, while the clean lines and uncluttered design make it a highly practical space for everyday living. A superb multi-purpose room to suit a range of lifestyle need

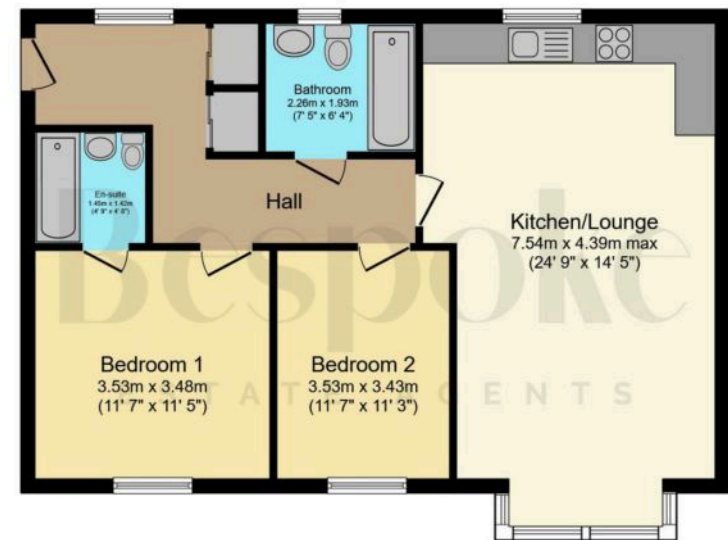


Bathroom

A stylish and well-finished family bathroom designed with comfort and practicality in mind. The neutral tile scheme gives the space a modern, calming feel, complemented by clean lines and contemporary fittings. The suite includes a full-size bath with overhead shower and glass screen, ideal for both quick mornings and relaxing evenings. A sleek wall-hung basin and concealed-cistern WC keep the room streamlined, while the heated towel rail adds a touch of everyday luxury. Natural light enters through the frosted window, enhancing the sense of space, and thoughtful recessed shelving provides handy storage.

1 Parking Space





Floor Plan
Floor area 71.4 sq.m. (769 sq.ft.)

Total floor area: 71.4 sq.m. (769 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io