

BESPOKE

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161 Maiden Place, Lower Earley
£400,000

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161 Maiden Place

Lower Earley, Reading

A beautifully presented two bedroom home with a bright 21'6 kitchen dining room, en suite to the principal bedroom, ground floor cloakroom, enclosed garden, and allocated parking, all within walking distance of Maiden Place and Maiden Erlegh School.

Council Tax band: C Tenure: Freehold

EPC Energy Efficiency Rating: C

- A cracking two bedroom home, well presented throughout and ready to move straight into
- Spacious 21'6 kitchen dining room flooded with light from sky lights, perfect for family life
- Comfortable living room with a warm, welcoming feel and great natural light
- Principal bedroom with built in wardrobes and its own en suite shower room
- Second double bedroom overlooking the rear garden, ideal for family, guests, or home working
- Ground floor cloakroom, a real bonus for everyday living and visitors
- Enclosed rear garden with patio, lawn, shed, and gated rear access
- Allocated parking directly outside, plus additional parking opposite and nearby
- Excellent location within walking distance of Maiden Place shops, pub, Sainsbury's Local, and eateries
- Close to Laurel Park, Maiden Erlegh Lake and within walking distance of Maiden Erlegh School

Entrance Hall

A welcoming entrance hall providing space for coats and shoes, with doors leading through to the living room.

Cloakroom

A stylish and well presented ground floor cloakroom fitted with a WC and wash hand basin. Finished with contemporary wall detailing and neutral tones, this is a practical and smart addition for guests and everyday use, positioned conveniently off the inner hallway.

Living Room

12' 0" x 16' 0" (3.66m x 4.88m)

A bright and well proportioned living room with wood flooring and a neutral colour palette, creating a comfortable and inviting main reception space. The room easily accommodates a large corner sofa along with additional furniture, and benefits from natural light via the front facing window. Stairs rise neatly to the first floor, and there is a practical flow through to the hallway and onto the kitchen dining room, making this a functional space for both everyday living and entertaining.

Inner Hall

With built in storage cupboard, doors to Cloakroom and Kitchen.

Kitchen/Dining Room

12' 0" x 21' 6" (3.66m x 6.55m)

A spacious and contemporary kitchen dining room forming the heart of the home. The kitchen is fitted with a range of sleek high gloss wall and base units with contrasting work surfaces, integrated appliances, and ample storage. Two roof lanterns and recessed ceiling lighting flood the space with natural light, creating a bright and airy environment throughout the day. There is generous space for a dining table, making this an ideal room for family life and entertaining, while the layout allows for easy movement between cooking, dining, and social areas. Windows and a rear door provide additional light and access, and the tiled flooring offers a practical and durable finish that complements the modern design. This is a room that works equally well for everyday living and hosting, with excellent proportions and a strong sense of connection to the rest of the house.



First Floor Landing

Built in airing cupboard, doors to bedrooms and bathroom.

Bedroom 1

11' 0" x 12' 0" (3.35m x 3.66m)

A well proportioned principal bedroom offering a calm and comfortable retreat. The room easily accommodates a double bed along with additional furniture, and benefits from built in wardrobes providing excellent storage. A front facing window allows for good natural light, while the neutral décor and carpeting create a relaxed feel. An en suite shower room is accessed directly from the bedroom, adding a practical and private element to the space.

En-Suite

A neatly presented en suite shower room fitted with a shower enclosure, WC, and wash hand basin. Finished with tiled walls and contemporary fittings, the space is both practical and well maintained, providing a private facility for the principal bedroom.

Bedroom 2

9' 0" x 10' 0" (2.74m x 3.05m)

A comfortable and well proportioned second bedroom positioned to the rear of the property, overlooking the garden. The room benefits from a built in wardrobe providing useful storage and easily accommodates a double bed along with additional furniture. A rear facing window provides natural light, making this an ideal space for a child's bedroom, guest room, or home office.

Bathroom

A neatly presented family bathroom fitted with a panelled bath with shower over, WC, and wash hand basin. Finished in light tones, the room is practical, well maintained, and serves the second bedroom and guests.





REAR GARDEN

The property benefits from an enclosed rear garden, mainly laid to lawn with a paved seating area directly adjoining the house, providing an ideal space for outdoor dining and play. A pathway runs along the side of the garden leading to a rear gate, offering useful access to the back of the property. The garden is well enclosed by fencing, creating a safe and private environment, and includes a garden shed for storage. Overall, it is a manageable and practical outdoor space, well suited to families and those seeking low maintenance outside areas.

FRONT GARDEN

To the front of the property is a small garden area with a pathway leading to the front door. The remaining space is laid to lawn with established shrubs, providing a pleasant approach to the house and a degree of separation from the parking area.

ALLOCATED PARKING

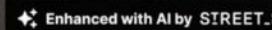
2 Parking Spaces

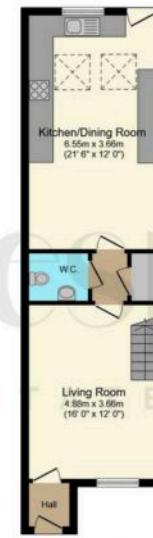
The property benefits from allocated parking located directly to the front. There is additional parking available opposite the property, along with further parking within Maiden Place itself, providing good flexibility for residents and visitors alike.







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Ground Floor
Floor area 49.0 sq.m.
(527 sq.ft.)



First Floor
Floor area 34.9 sq.m.
(376 sq.ft.)

Total floor area: 83.9 sq.m. (903 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