



Bespoke
ESTATE AGENTS

27 Hatford Road, Reading
£325,000



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Reading, Reading

Well presented two bedroom home in Southcote with a bay fronted living room, modern kitchen, two double bedrooms, separate WC, generous rear garden, off road parking, solar panels, and excellent access to Reading and M4 J12.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Well presented two bedroom house situated on a quiet through road in Southcote
- Generous bay fronted living room offering space for seating and dining
- Modern fitted kitchen with direct access to the rear garden
- Two genuine double bedrooms with built in storage
- Modern bathroom complemented by a separate first floor WC
- Spacious rear garden with patio, lawn, and useful storage shed
- Large block paved driveway providing off road parking for multiple vehicles
- UPVC double glazing and gas central heating
- Solar panels contributing to energy efficiency and reduced running costs
- Convenient access to Reading town centre, M4 Junction 12, shops, buses, and green spaces

Hallway

The property is entered via a welcoming hallway providing space for coats and shoes. From here, stairs rise to the first floor and a door opens into the main living accommodation.

Living Room

12' 1" x 21' 4" (3.69m x 6.49m)

A generously proportioned living room that runs the depth of the property, offering excellent space for both seating and dining arrangements. A bay window to the front allows plenty of natural light, while the layout provides flexibility for family living or entertaining.

Kitchen

9' 9" x 10' 8" (2.96m x 3.26m)

A modern, well presented kitchen fitted with a comprehensive range of gloss white wall and base units, providing excellent storage. Dark worktops and matching splashbacks create a smart contrast, complemented by integrated cooking appliances and space for freestanding white goods. The layout is practical and efficient, with good worktop space on both sides. A rear window and glazed door allow natural light to flow in and provide direct access to the outside, while contemporary flooring completes the look.

Landing

The first floor landing gives access to both bedrooms, the bathroom, and the separate WC. The layout keeps the accommodation well balanced and functional.

Bedroom 1

10' 11" x 14' 1" (3.34m x 4.29m)

A spacious double bedroom offering ample room for a double bed and additional furniture. The well balanced proportions allow for further wardrobes and storage alongside the existing built in wardrobes, creating a comfortable principal bedroom. Twin front facing windows allow natural light to flood the room throughout the day.





Bedroom 2

10' 4" x 13' 4" (3.15m x 4.07m)

Another spacious double bedroom enjoying a pleasant outlook over the rear garden. The room offers ample space for a double bed and additional furniture, with well balanced proportions throughout. An internal door provides access to a useful built in storage area, ideal for wardrobes, linen, or general household storage, enhancing the practicality of the room.

WC

A separate WC located next to the bathroom, a useful feature for busy households and a practical addition to the first floor arrangement.

Bathroom

4' 8" x 6' 2" (1.41m x 1.87m)

A modern and neatly presented bathroom fitted with a panelled bath with shower over, finished with contemporary wall tiling. A vanity unit with integrated wash hand basin provides useful storage, while a frosted window allows natural light and privacy. The space is clean, practical, and well laid out for everyday family use.

Garden

The rear garden is of a generous length and offers a good balance of paved and lawned areas, making it well suited to both everyday use and outdoor entertaining. Immediately to the rear of the house is a paved patio providing space for seating and dining, ideal for summer months. Beyond this, the garden extends into a lawned area with established boundaries, offering privacy and flexibility for families, gardening, or further landscaping if desired. A pathway leads to the rear of the garden where a useful storage shed is positioned, providing practical outdoor storage.

Driveway

To the front of the property is a large block paved driveway providing off road parking for multiple vehicles. The driveway is well proportioned, easily accommodating two cars side by side, with additional space for visitors if required. Neatly retained by established hedging.







Ground Floor
Floor area 34.6 sq.m. (372 sq.ft.)



First Floor
Floor area 43.0 sq.m. (463 sq.ft.)

Total floor area: 77.6 sq.m. (835 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