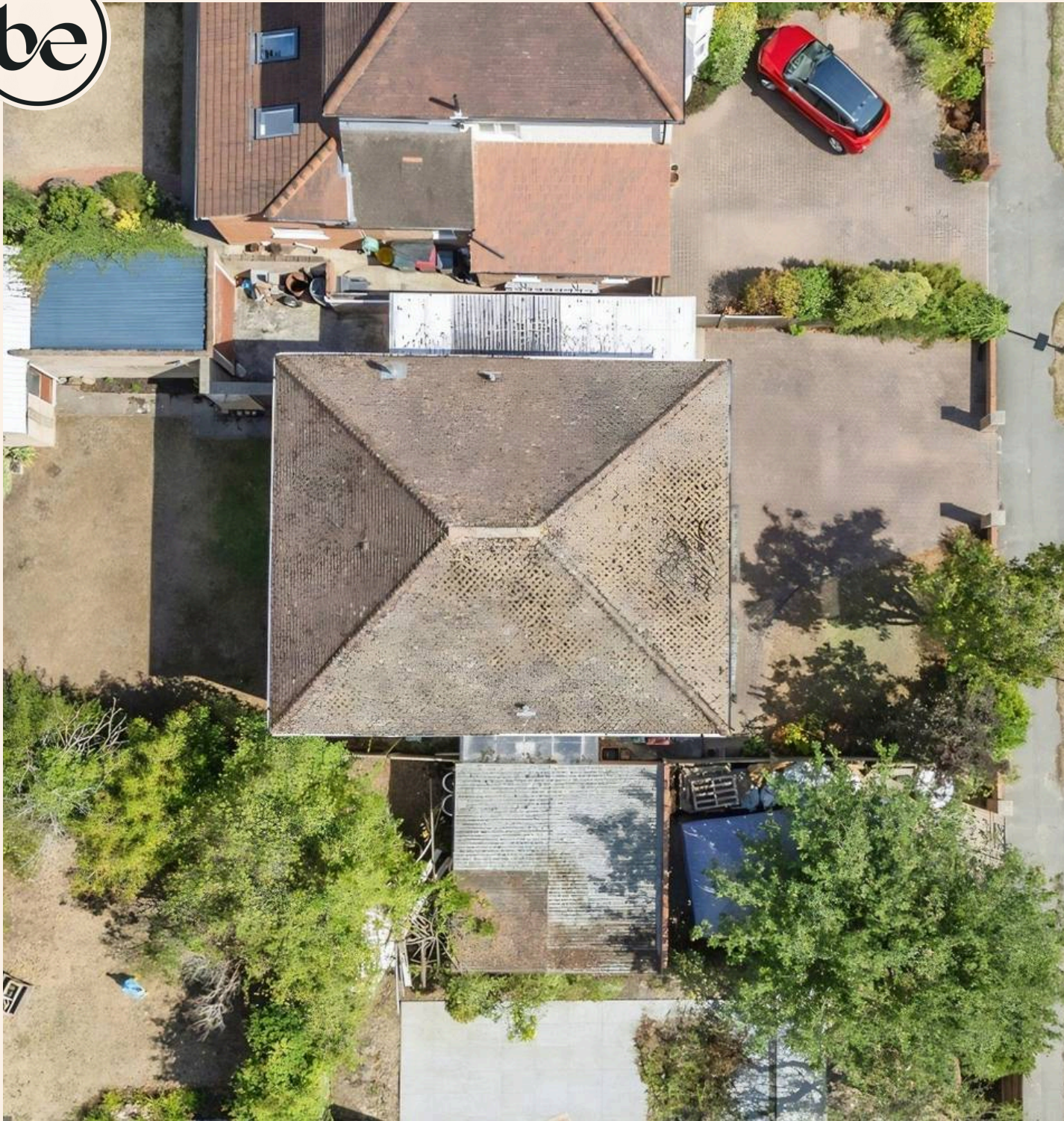




bespoke | Estate
Agents

1a Kearsley Road, Reading
£650,000



1a Kearsley Road

Reading

A substantial four-bedroom detached home, offered for sale for the first time since it was built in 1971. Set in a quiet cul-de-sac close to Prospect Park, with generous living space, extensive parking, an integral garage, detached garage/workshop and outstanding potential. Comfortable to enjoy as it is and offered with no onward chain.

Council Tax band: E

Tenure: Freehold

- Four genuinely generous bedrooms and two spacious reception rooms
- First time offered for sale since the property was built in 1971
- Exceptional potential to modernise, reconfigure and extend, subject to consent
- Integral garage offering exciting potential for conversion into additional accommodation
- Substantial detached garage and workshop measuring almost 30 feet in length
- Generous plot with a broad rear garden and extensive driveway parking
- Quiet cul-de-sac setting moments from the open spaces of Prospect Park
- Excellent access into Reading via Bath Road and Tilehurst Road, with frequent bus services
- Convenient for local schools and access to the M4 motorway network
- Offered to the market with the considerable advantage of no onward chain

Entrance Porch

An enclosed entrance porch provides a practical buffer before opening into the main hallway. perfect home for coats and shoes.

Entrance Hall

A welcoming hallway with stairs rising to the first floor and doors leading to the principal ground-floor rooms. Positioned alongside the integral garage, the hallway could potentially be adapted to provide access should the garage be converted into additional accommodation, subject to the necessary consents.

Ground Floor Cloakroom

Fitted with a WC and wash basin, with a window providing natural light and ventilation.

Living room

15' 4" x 15' 4" (4.67m x 4.67m)

A particularly generous reception room with excellent natural light from windows to the front and side. A fireplace forms the focal point, while a wide opening connects the room with the adjoining dining room, creating a sociable and flexible living space.

Dining Room

12' 4" x 11' 0" (3.76m x 3.35m)

A well-proportioned separate dining room with a window overlooking the rear garden. The room connects directly with the living room and is conveniently positioned alongside the kitchen, presenting further potential to create a more open-plan kitchen and dining arrangement if desired.

Kitchen Breakfast Room

13' 9" x 11' 11" (4.20m x 3.63m)

The real heart of the home, this spacious kitchen and breakfast room is fitted with an extensive range of units and work surfaces, together with a useful built-in pantry and space for a breakfast table. The cleverly arranged ground-floor layout provides separate access to both the living room and dining room, allowing the rooms to connect while retaining their individual character. Windows provide plenty of natural light, while a door opens into the covered side passage, offering useful additional space for appliances and access to the rear garden and outbuilding.

Covered Side Passage

A useful covered passageway running along the side of the house, providing secure access between the front, kitchen and rear garden. Ideally positioned beside the kitchen, it offers practical space for additional appliances and potential to create a more formal utility



Covered Side Passage

A useful covered passageway running along the side of the house, providing secure access between the front, kitchen and rear garden. Ideally positioned beside the kitchen, it offers practical space for additional appliances and potential to create a more formal utility area, subject to any necessary works and approvals.

First Floor Landing

The landing provides access to all four bedrooms and the family bathroom, with an airing cupboard offering useful storage, access to loft.

Bedroom 1

15' 3" x 14' 2" (4.65m x 4.32m)

An impressive principal bedroom with a generous footprint, a wide front-facing window and extensive fitted furniture.

Bedroom 2

14' 2" x 13' 0" (4.32m x 3.96m)

A substantial double bedroom overlooking the rear garden. Its generous proportions comfortably accommodate a full range of bedroom furniture and further demonstrate the excellent overall scale of the house. Door to Walk in Wardrobe.

Walk In Wardrobe

7' 5" x 4' 1" (2.26m x 1.25m)

A useful walk-in wardrobe adjoining the principal bedroom. Its position and proportions could make it suitable for conversion into an en-suite shower room while retaining space for fitted storage, subject to feasibility and the necessary consents.

Bedroom 3

12' 1" x 11' 2" (3.68m x 3.40m)

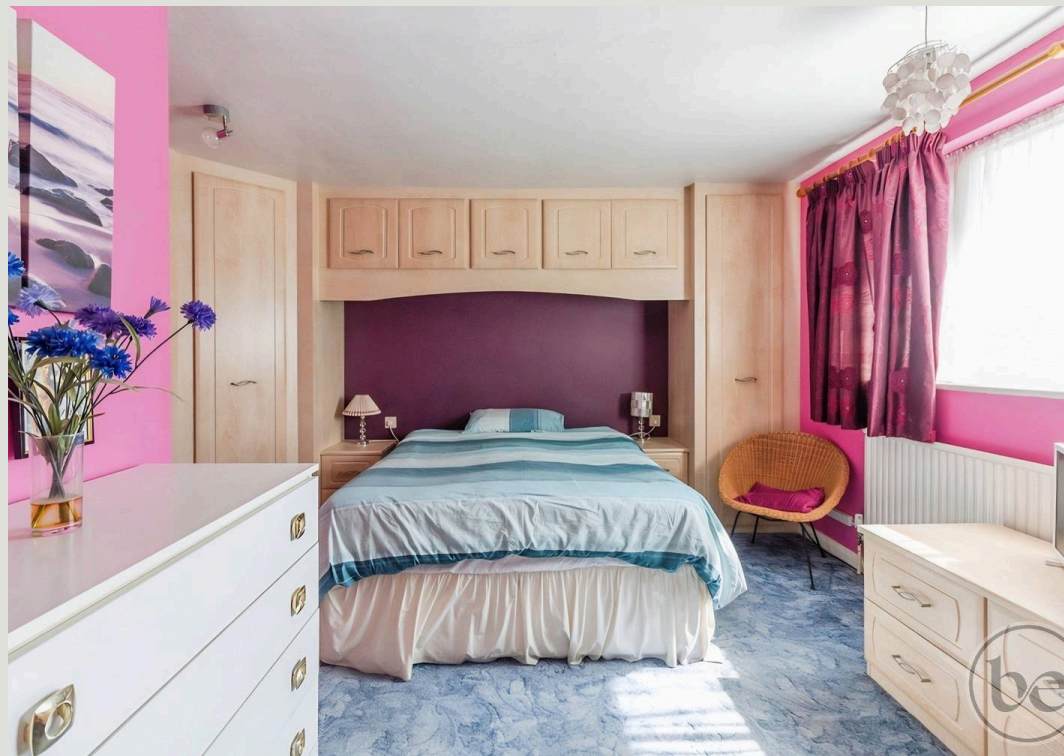
Another well-proportioned double bedroom with a window to the front and ample space for wardrobes and additional furniture.

Bedroom 4

12' 4" x 9' 6" (3.76m x 2.90m)

A generous fourth bedroom overlooking the rear garden, suitable as a comfortable double bedroom, nursery or dedicated home office.









Bathroom

11' 6" x 9' 1" (3.50m x 2.76m)

Unusually large for a family bathroom, the room currently includes a bath, separate shower enclosure, WC and wash basin. Its generous footprint offers considerable potential for modernisation and may allow the space to be reconfigured or divided to create an additional en-suite alongside a family bathroom, subject to professional advice and the necessary approvals.

Integral Garage

17' 1" x 9' 0" (5.21m x 2.74m)

The integral garage is accessed from the driveway and potentially and internal door from the entrance hall. With the property also benefiting from a substantial detached garage and workshop, this space offers particularly appealing potential for conversion into additional living accommodation, a home office, playroom or utility room, subject to the necessary planning and building regulation approvals.

Detached Garage/Workshop

29' 6" x 14' 6" (8.99m x 4.42m)

A substantial detached garage and workshop positioned within the rear garden. Offering almost 30 feet of internal length, it provides exceptional space for vehicles including inspection pit, for storage, hobbies or workshop use and strengthens the case for converting the existing integral garage, subject to consent.

Front Garden The property is approached across an extensive block-paved driveway providing generous off-road parking for several vehicles, together with access to the integral garage and covered carport. An area of lawn and established shrubs soften the frontage, while gated side access leads through to the rear garden.

Rear Garden The enclosed rear garden offers a good degree of privacy and includes a paved patio for outdoor seating and entertaining, together with a broad area of lawn and established planting. The garden also provides direct access to the substantial detached garage and workshop, with secure access back to the front of the property.





Total floor area: 198.0 sq.m. (2,131 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