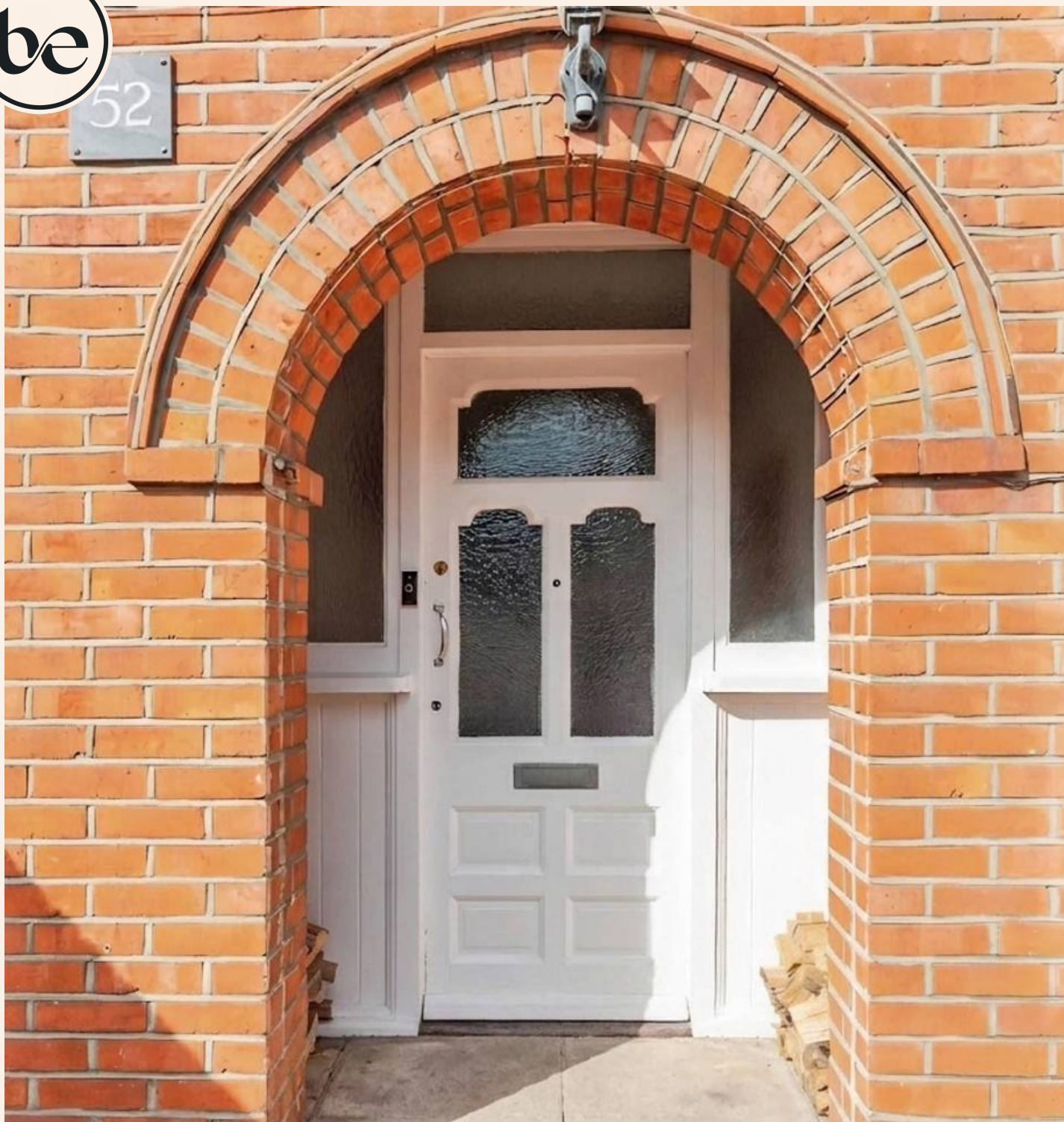




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52 Baker Street, Reading
£475,000



52 Baker Street

Reading

A characterful 1930s three-bedroom box-bay semi, quietly positioned on the edge of Reading town centre. Highlights include a superb open-plan kitchen/dining room, cloakroom, separate utility, mature garden and a rare double-width driveway.

Council Tax band: D Tenure: Freehold EPC Rating: D

- Characterful 1930s box-bay semi-detached home offering approximately 980 sq ft of thoughtfully arranged living space
- Set on an established road on the edge of Reading town centre, combining a peaceful setting with excellent everyday convenience
- Rare double-width driveway providing valuable off-road parking, a considerable advantage for a home this close to town
- Spacious open-plan kitchen and dining room, designed for family life, informal meals and entertaining friends
- Inviting bay-fronted living room with a freestanding stove, creating a warm and comfortable place to unwind
- Three well-proportioned bedrooms, including two excellent doubles extending to approximately 16 feet in length
- Separate utility room and ground-floor cloakroom, keeping the practical side of family life neatly organised
- Contemporary shower room featuring a generous walk-in shower and stylish wood-effect vanity unit
- Mature rear garden with a lawn, colourful planting, water feature and separate areas for dining and relaxing
- Both side and rear access to the garden, making everyday access easy for bicycles, gardening equipment and outdoor life

Entrance Porch

The home begins with a distinctive arched entrance and an attractive glazed front door, opening into a bright and welcoming hallway.

Entrance Hall

Wood-effect flooring provides a practical finish, while the staircase and long sightline through the house give an immediate sense of space. Thoughtful decorative touches add warmth and personality without detracting from the home's original character.

Living room

15' 1" x 9' 8" (4.61m x 2.94m)

The living room is a comfortable and inviting space, with the box-bay window drawing in plenty of natural light. A deep blue chimney breast creates a strong focal point, complemented by a freestanding wood burning stove and timber mantel. There is ample room for generous seating, making this a space equally suited to quiet evenings, family film nights or simply settling down in front of the fire. Small decorative details and the window-side shelving give the room a homely, individual feel.

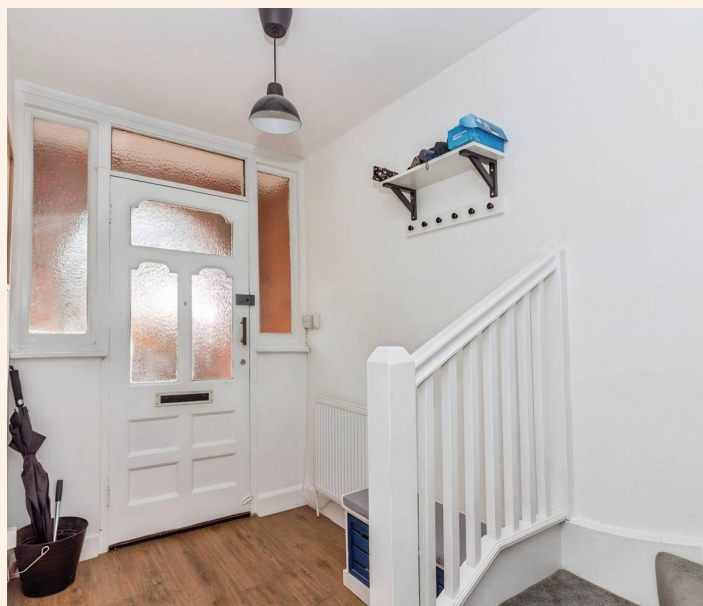
Kitchen / diner

17' 0" x 15' 10" (5.17m x 4.83m)

The kitchen and dining room is the natural heart of the home, bringing cooking, eating and everyday family life together in one sociable space. The kitchen is arranged around a generous central island, providing additional preparation space together with informal breakfast-bar seating. A comprehensive range of contemporary grey cabinetry offers extensive storage, complemented by marble effect work surfaces and integrated cooking appliances. There is plenty of room for a full-size dining table, whether for everyday meals, working from home or gathering friends and family around for dinner. Glazed doors open directly onto the rear garden, allowing summer entertaining to flow naturally outside.

Utility Room

Positioned just beyond the kitchen, the separate utility room keeps laundry and household essentials away from the main living space. There is room for appliances, useful shelving and additional storage, together with direct access outside. It is a practical feature that makes a noticeable difference to the way the house works day to day.



Cloakroom

Discreetly positioned off the entrance hall, the ground-floor cloakroom is fitted with a WC and wash basin. It is a particularly useful addition for family life and visiting guests.

First Floor Landing

The staircase rises to a bright first-floor landing, connecting the three bedrooms and shower room. Its simple, neutral presentation allows the character and colour within each bedroom to take centre stage. Access to part board loft space, providing practical and useful additional storage.

Bedroom 1

16' 2" x 9' 7" (4.92m x 2.92m)

Bedroom one is a generously proportioned double room extending to more than 16 feet in length. The room comfortably accommodates a large bed while retaining excellent circulation space, and a space for substantial run of wardrobes. The soft green palette creates a calm, restful atmosphere, while the window brings in plenty of daylight.

Bedroom 2

16' 2" x 9' 6" (4.93m x 2.89m)

Almost identical in size to the principal bedroom, bedroom two is another impressive double room. A broad bay window is a perfect space for a window seat, creating the perfect place to read, relax or simply enjoy the outlook. The room also provides excellent space for freestanding wardrobes, drawers and additional bedroom furniture without feeling crowded. Its size and character make it much more than a conventional second bedroom.

Bedroom 3

10' 3" x 5' 7" (3.12m x 1.69m)

Bedroom three is currently arranged as a dedicated home office, demonstrating how well the house adapts to modern life. It would also work as a child's bedroom, nursery, study or creative space. The window provides good natural light, while the room's proportions allow for a desk, storage and additional furniture.







Bathroom

Finished in contemporary grey tiling, the shower room has a smart and streamlined appearance. It features a generous walk-in shower enclosure, a wash basin set into a wood-effect vanity unit and a WC. The window provides natural light and ventilation, while the thoughtful layout makes excellent use of the available space.

Garden

The mature rear garden has been thoughtfully arranged to provide several places to sit, relax and entertain. Although north-facing, its length and cleverly positioned seating areas allow you to follow the sun or choose the shade throughout the day.

A patio adjoins the house, with a lawn bordered by established and colourful planting leading to a lower walled garden. Here, raised decking creates a particularly sheltered and private setting. A charming water feature adds further character, while both side and rear access make the garden especially practical for bicycles, gardening equipment and family life.

Driveway

2 Parking Spaces

A block-paved double-width driveway provides valuable off-road parking to the front of the property. This is a particularly significant advantage for a home positioned so conveniently close to Reading town centre.





Total floor area: 91.1 sq.m. (980 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