



bespoke Estate Agents

60 New Hampshire Street, Reading
£490,000



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Reading

Built in 2018 by St Edward, part of the Berkeley Group, this beautifully presented three/four-bedroom townhouse is tucked away on a no-through road in Green Park Village. Offered with no onward chain, it features a garage and allocated parking, a contemporary kitchen with integrated appliances, flexible living space, an en-suite principal bedroom and a low-maintenance rear garden.

Council Tax band: D Tenure: Freehold EPC B

- Garage plus allocated parking, a standout practical advantage
- No onward chain, offering a more straightforward move
- Tucked-away position on a no-through road
- Built by St Edward (Berkeley Group) and beautifully presented in near-new condition
- Distinctive brick façade, setting it apart from many clad homes
- Flexible three/four-bedroom layout arranged over three floors
- Stylish kitchen with integrated appliances and breakfast bar
- Ground-floor living area with French doors opening onto the garden
- Principal bedroom with built-in wardrobes and en-suite shower room
- Low-maintenance garden with patio, artificial lawn and rear access towards the garage

Hallway

A welcoming entrance hall with plenty of space to hang coats and accommodate shoe storage, providing a practical arrival space for family and guests. Stairs rise to the first floor, with doors leading to the kitchen and cloakroom.

Kitchen / Living Room

24' 7" x 12' 8" (7.49m x 3.86m)

A stylish, well-equipped kitchen forming the heart of the ground floor, with white cabinetry, complementary worktops and generous storage. A breakfast bar provides a sociable spot for morning coffee or casual meals, while the open connection to the living area allows conversation to flow between the two spaces. Integrated appliances include a dishwasher and fridge/freezer, alongside a built-in oven, microwave and hob. An understairs cupboard adds practical storage and has plumbing for a washing machine, keeping the laundry area discreetly tucked away.

Living Area

12' 7" x 11' 11" (3.84m x 3.63m)

Opening from the kitchen, the ground-floor living area provides a comfortable space for everyday relaxation, with room for sofas and occasional furniture. French doors and accompanying windows draw in natural light and provide a pleasant outlook over the rear garden. Opening directly onto the patio, the doors make it easy to extend the living space outdoors during warmer weather.

Cloakroom

Conveniently positioned off the entrance hall, the cloakroom is fitted with a WC and a wash basin set within a vanity unit, providing useful storage for everyday essentials. A window to the front brings in natural light.

Landing

Connecting the first-floor living room and principal bedroom suite, the landing provides a useful separation between the reception and bedroom spaces. Stairs continue to the second floor.

First Floor Living Room / Bedroom Two

12' 7" x 11' 11" (3.84m x 3.63m)

A bright, well-proportioned reception room offering a separate space to relax away from the main ground-floor



First Floor Living Room / Bedroom Two

12' 7" x 11' 11" (3.84m x 3.63m)

A bright, well-proportioned reception room offering a separate space to relax away from the main ground-floor accommodation. French doors open onto a Juliet balcony to the front, bringing in natural light, while the room provides space for a generous sofa arrangement and additional furniture. Currently used as a living room, it also offers the flexibility to become a bedroom, allowing the layout to adapt as household needs change.

Bedroom 1

10' 9" x 9' 7" (3.28m x 2.93m)

Situated at the rear of the first floor, the principal bedroom provides a comfortable double room with an outlook over the garden. Built-in wardrobes offer useful storage without encroaching on the main floor space, while an adjoining en-suite shower room creates a private bedroom suite.

En-suite

6' 11" x 5' 7" (2.10m x 1.70m)

A contemporary en-suite fitted with a generous glazed shower enclosure, a wash basin and WC. Coordinating tiled finishes are complemented by a wide mirror, creating a bright and neatly finished space.

Second Floor Landing

The second-floor landing gives access to two double bedrooms and the family bathroom. A built-in cupboard provides useful additional storage, helping to keep everyday household items neatly out of sight.

Bedroom 3

12' 7" x 9' 7" (3.84m x 2.93m)

A generous double bedroom extending across the rear of the second floor, with a window overlooking the garden. Its proportions allow space for a double bed and freestanding storage, making it a comfortable room for family members or guests.







Bedroom 4

12' 8" x 8' 4" (3.85m x 2.54m)

Positioned at the front of the second floor, this further double bedroom offers space for a bed and accompanying furniture. The layout also lends itself to use as a guest bedroom or a spacious home office, providing flexibility for those working from home.

Bathroom

10' 2" x 5' 7" (3.10m x 1.70m)

Serving the second-floor bedrooms, the family bathroom is fitted with both a bath and a separate shower enclosure, offering a practical choice for busy mornings or a more leisurely evening soak. A wash basin and WC complete the suite.

Garden

The rear garden has been arranged with ease of maintenance in mind, combining a paved patio with artificial lawn. The patio provides space for outdoor dining and seating immediately outside the French doors, while the lawn adds a green finish without the upkeep of natural grass. Large shed for storage. A rear gate provides access to a path leading to the garage.

GARAGE

Single Garage

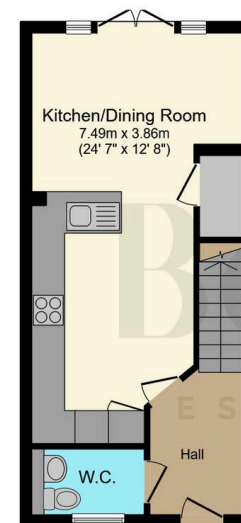
A particularly useful feature of this home, the garage provides secure space for a vehicle, bicycles or additional storage. Pedestrian access via the rear garden gate offers a convenient connection between the house and garage.

ALLOCATED PARKING

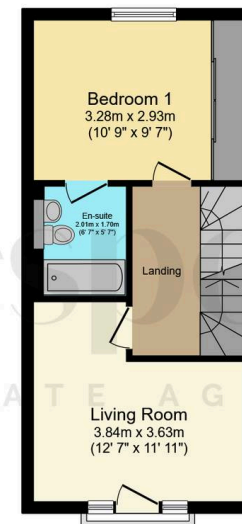
1 Parking Space

Situated directly to the front of the property, with a useful marked pathway directly to the side, offer more room than usual for opening car doors. This is in addition to the garage.

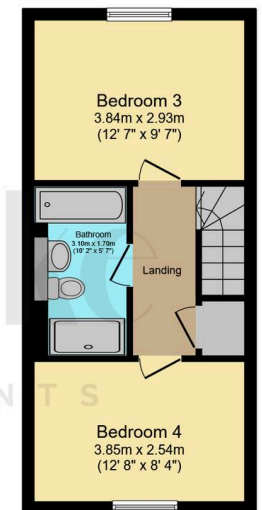




Ground Floor
Floor area 33.8 sq.m. (364 sq.ft.)



First Floor
Floor area 33.8 sq.m. (364 sq.ft.)



Second Floor
Floor area 33.8 sq.m. (364 sq.ft.)

Total floor area: 101.5 sq.m. (1,093 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