



bespoke | Estate
Agents

24 Ledran Close, Lower Earley
£350,000



24 Ledran Close

Lower Earley, Reading

Rarely available two-bedroom end-terrace on an exceptional plot, overlooking an attractive open green in the heart of Lower Earley. Featuring a generous rear garden with scope to extend (STPP), two allocated parking spaces and excellent access to local amenities and transport links.

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

- Exceptional plot for a two-bedroom home, offering far more outside space than many comparable properties.
- Overlooking an attractive open green to the front with a peaceful outlook from both the living room and principal bedroom.
- Bright and spacious living room with a large picture window and useful built-in storage cupboard.
- Generous rear garden with patio seating area and excellent potential for entertaining, family life or future landscaping.
- Two well-proportioned bedrooms, including a spacious principal bedroom with delightful front-facing views.
- Allocated parking for two vehicles, a valuable benefit in this central Lower Earley location.
- Conveniently situated in the heart of Lower Earley, within easy reach of Asda, Marks & Spencer Foodhall, Maiden Place Shopping Centre and Loddon Valley Leisure Centre.
- Excellent transport links, with easy access to Reading town centre, the A329(M), M4 motorway and regular bus services.
- An ideal first home, investment or downsizing opportunity, combining an enviable setting with everyday convenience.
- Exceptional Plot with Future Potential | A rarely available plot for a two-bedroom home, offering exciting scope to extend or enhance, subject to the usual planning permissions.

Entrance Hall

Step inside and you're immediately welcomed by a bright entrance hall that sets the tone for the rest of the home. With stairs rising to the first floor and the living accommodation unfolding ahead, it creates an inviting first impression while offering a practical space to greet guests and kick off your shoes after a walk across the green opposite.

Living Room

14' 5" x 9' 10" (4.40m x 3.00m)

A bright and welcoming living room, perfectly positioned to take advantage of the wonderful outlook across the open green to the front. A large picture window fills the room with natural light, creating an inviting space to relax throughout the day. There's ample room for comfortable seating as well as a dining table if desired, while a useful built-in under stairs storage cupboard provides valuable everyday practicality. Whether you're unwinding after work or entertaining family and friends, it's a room that combines comfort, functionality and a lovely sense of openness.

Kitchen

12' 4" x 6' 0" (3.75m x 1.82m)

Positioned to the rear, the kitchen enjoys pleasant views over the garden and provides everything needed for modern day living. Thoughtfully arranged with a range of worktops, storage and appliance space, it's both practical and functional, while the rear door creates an easy connection to the garden, making summer barbecues and outdoor dining effortless.

Landing

The first-floor landing connects both bedrooms and the family bathroom, creating a simple and practical layout that maximises every square foot of the home. Built in airing cupboard.

Bedroom One

13' 1" x 10' 2" (4.00m x 3.10m)

The principal bedroom is an impressive double, enjoying the same wonderful outlook as the living room. Waking up to uninterrupted views across the open green gives the room a real sense of tranquillity, while the generous proportions easily accommodate a king-size bed alongside additional furniture. It's a calm and peaceful retreat, filled with natural light throughout the day.





Bedroom Two

10' 10" x 6' 7" (3.30m x 2.00m)

A surprisingly generous second bedroom overlooking the rear garden, offering excellent flexibility for changing lifestyles. Whether used as a child's bedroom, guest room or home office, it's a bright and versatile space that adapts effortlessly to your needs.

Bathroom

6' 3" x 5' 3" (1.90m x 1.60m)

Finished in a timeless white suite, the bathroom is bright, well-presented and naturally ventilated by the rear window. Clever styling and soft natural light create a calm, spa-like feel, making it a pleasant space to begin and end the day.

Front Garden

A well-maintained front garden enhances the property's kerb appeal, featuring an open lawn complemented by established shrubs and attractive planting. A pathway leads to the front entrance, while a secure gated side access provides direct access to the rear garden.

Garden

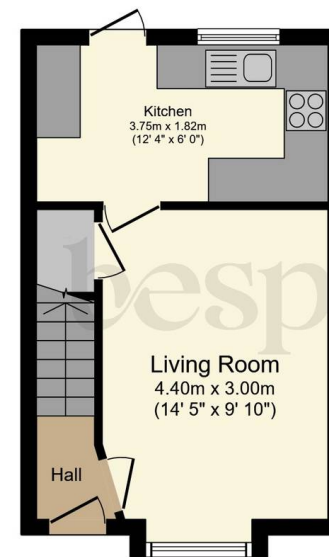
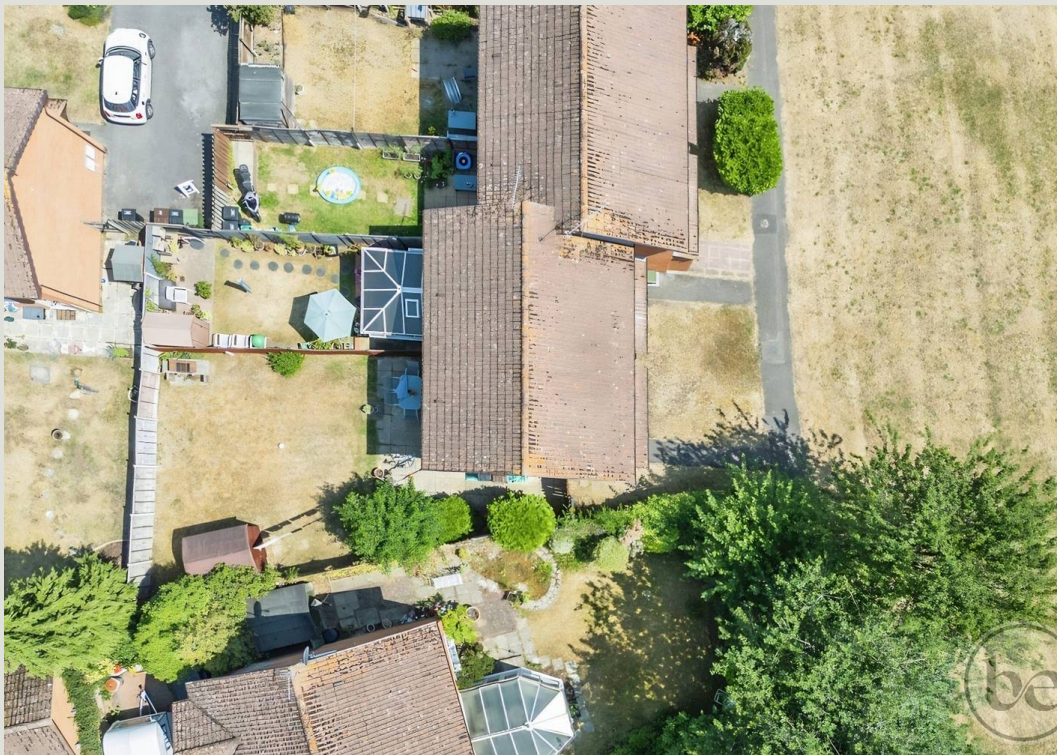
The generous rear garden is undoubtedly one of the property's standout features. Significantly larger than many comparable two-bedroom homes, it offers an excellent balance of space for both relaxation and entertaining. A paved patio provides the perfect spot for outdoor dining or summer barbecues, while the expansive lawn offers plenty of room for children to play, keen gardeners to enjoy or simply to unwind in the sunshine. Enclosed by timber fencing and mature planting, the garden enjoys a good degree of privacy and, thanks to the exceptional plot, offers exciting scope to extend the property, subject to the usual planning permissions. A gated side access provides convenient access to the front of the property.

Allocated parking

The property benefits from allocated tandem parking for two vehicles, situated close to the property for added everyday convenience.







Ground Floor



First Floor

Total floor area: 52.5 sq.m. (565 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