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21 Beaconsfield Way, Earley
£550,000



21 Beaconsfield Way

Earley, Reading

Extended four-bed home in a cul-de-sac near Maiden Erlegh School. Three living areas, two baths, garage, driveway, garden. No onward chain. Ideal for families. 1,238 sq ft.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- No onward chain
- Quiet cul-de-sac setting
- Just 0.68 miles from Maiden Erlegh School
- Excellent choice of well-regarded local schools
- Prime Earley and Lower Earley borders location
- Extended four-bedroom family home
- Three versatile ground-floor living spaces
- Fourth bedroom with en-suite shower room
- Driveway parking and integral garage
- Close to shops, amenities and transport links

Entrance Hall

The entrance hall provides access to the living room, ground-floor cloakroom with stairs rising to the first floor.

Cloakroom

The cloakroom is fitted with a WC and wash basin, with tiled walls and a window providing natural light and ventilation.

Living Room

13' 9" x 12' 10" (4.20m x 3.90m)

A well-proportioned reception room measuring approximately 13'8" x 12'9", with a front-facing window providing plenty of natural light. Glazed double doors open into the dining room, creating the option to connect the two spaces when entertaining while retaining clearly defined living areas.

Dining Room

10' 10" x 7' 7" (3.30m x 2.30m)

Positioned at the rear of the property, and enjoys views over the garden. It is open to the kitchen and connected to the living room through glazed double doors, giving the ground floor a practical and sociable flow.

Kitchen

10' 6" x 8' 2" (3.20m x 2.50m)

The kitchen is fitted with a range of white wall and base units, contrasting work surfaces and tiled splashbacks. There is an integrated oven with gas hob, together with space for additional appliances. An opening leads directly into the adjoining dining room.

Breakfast Room

11' 10" x 7' 7" (3.60m x 2.30m)

A spacious and versatile room providing ample space for a breakfast table alongside laundry appliances and additional storage. Positioned beside the kitchen, it offers excellent potential to create a more informal dining area, while a door provides direct access to the rear garden. Door to garage offering great potential to be converted into additional accommodation.

Landing

The landing provides access to all four bedrooms and the family bathroom, together with built-in storage.



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Bedroom 1

11' 6" x 9' 6" (3.50m x 2.90m)

A comfortable double bedroom. The room overlooks the front of the property and includes a range of fitted wardrobes.

Bedroom 2

9' 6" x 8' 7" (2.90m x 2.62m)

Another good-sized double bedroom. Positioned at the rear of the house, it benefits from two windows and a built-in wardrobe.

Bedroom 3

12' 10" x 8' 10" (3.90m x 2.70m)

Located at the front and would make a comfortable child's bedroom, guest room or home office. Built-in wardrobes provide useful storage.

Bedroom 4

15' 5" x 5' 11" (4.70m x 1.80m)

Created as part of the extension, the fourth bedroom measures approximately 15'3" x 6'0". Its longer, narrower proportions make it particularly suitable as a child's bedroom, nursery, guest room or private home office. A built-in wardrobe provides storage, while the adjoining en-suite shower room is a valuable and unusual addition for a home of this type, and could be used as the perfect dressing room.

En-Suite

The en-suite is fitted with a shower enclosure, WC and wash basin, with tiled walls and a window providing natural ventilation.

Bathroom

The family bathroom is fitted with a panelled bath, pedestal wash basin and WC, complemented by tiled walls and a window providing natural light.





GARDEN

The enclosed rear garden provides a generous outdoor space with a large paved patio, ideal for seating, dining and entertaining. The remaining garden is laid mainly to lawn with established shrubs, offering an excellent opportunity for the new owner to landscape and personalise. Gated side access leads to the front.

GARAGE

Single Garage

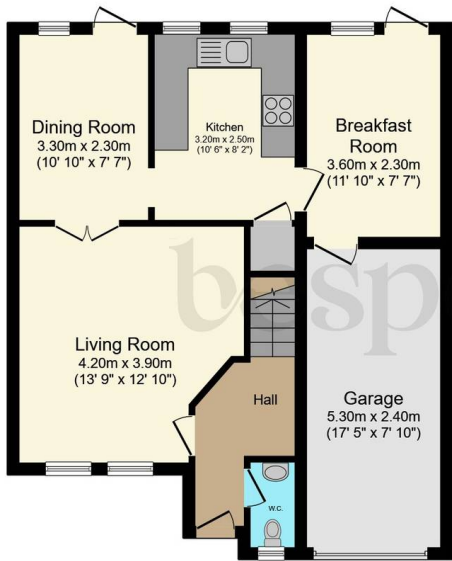
Integral garage with up and over door, light and power, personal door to Breakfast Room

DRIVEWAY

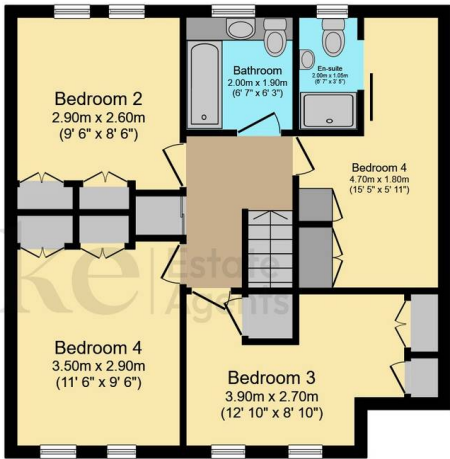
2 Parking Spaces

Block paved driveway providing off road parking, access to garage and front door.





Ground Floor



First Floor

Total floor area: 118.6 sq.m. (1,277 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](https://www.propertybox.io)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		