



Bespoke

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ESTATE AGENTS

3 Egerton Road, Reading
£535,000



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Reading

Spacious 4-bedroom chalet home with flexible living space, modern kitchen/breakfast room, conservatory, detached annexe accommodation, office and 3 bathrooms. Quiet cul-de-sac location with ample parking, garden, easy access to Reading, Green Park and M4 Junction 11. No onward chain. Council Tax band: D EPC: C FREEHOLD

- Four bedroom detached chalet home with versatile detached annexe accommodation including office and shower room.
- Quiet cul-de-sac location offering peace and privacy whilst remaining close to local amenities.
- No onward chain, providing a straightforward purchase and opportunity for a quicker move.
- Generous driveway providing ample off-road parking for multiple vehicles.
- Convenient access to Reading town centre, Green Park and Junction 11 of the M4 motorway.
- Spacious 28ft dual aspect living and dining room ideal for family life and entertaining.
- Modern kitchen/breakfast room with direct access to the rear garden.
- Bright conservatory overlooking the garden, providing valuable additional reception space.
- Detached annexe-style accommodation perfect for home working, guests, teenagers or hobbies.
- Enclosed rear garden with lawn and patio areas, ideal for relaxing and outdoor entertaining.

Bedroom 1

11' 7" x 9' 3" (3.53m x 2.82m)

A comfortable double bedroom featuring fitted wardrobes and pleasant views over the rear garden.

Bedroom 2

9' 4" x 7' 8" (2.84m x 2.34m)

A well-proportioned bedroom offering ample space for a double bed and additional furniture, making an ideal guest room, children's bedroom or home office.

Bedroom 3

9' 4" x 5' 9" (2.84m x 1.75m)

A versatile single bedroom currently utilised as a study, ideal for those working from home, a nursery or occasional bedroom.

Bathroom

9' 5" x 5' 9" (2.87m x 1.75m)

Fitted with a panel enclosed bath, wash hand basin and WC, serving the first-floor accommodation. Window to side for natural light and ventilation.

Bedroom 4

17' 1" x 7' 5" (5.20m x 2.26m)

A substantial and highly versatile detached room situated beyond the main house, offering excellent flexibility as a fourth bedroom, guest suite, hobby room or independent living space.

Outer Office

12' 9" x 7' 5" (3.89m x 2.26m)

Positioned adjacent to Bedroom Four, this useful additional room creates an ideal home office, treatment room, studio or workspace away from the main house.

En-Suite Shower Room

Serving the detached accommodation, fitted with a shower, wash hand basin and WC, making the space particularly suitable for guests, teenagers, home working or potential annexe-style use.



Hallway

A welcoming entrance hall providing access to the ground floor accommodation, with staircase rising to the first floor and useful under stairs storage space.

Dining/Sitting Room

28' 3" x 13' 9" (8.61m x 4.19m)

An impressive dual-purpose reception room extending over 28ft in length, offering clearly defined living and dining areas whilst retaining an open and sociable feel. The room benefits from excellent natural light, wood-effect flooring and sliding doors opening directly into the conservatory, creating a versatile space for both everyday family life and entertaining.

Kitchen/Breakfast Room

17' 4" x 10' 7" (5.28m x 3.23m)

A well-appointed kitchen fitted with a range of modern wall and base units complemented by extensive work surfaces. There is space for appliances, ample storage and room for a breakfast table, whilst a door provides direct access to the rear garden.

Conservatory

10' 5" x 9' 7" (3.18m x 2.93m)

A bright and airy conservatory overlooking the rear garden, providing additional reception space that can be used as a dining area, family room, home office or garden room throughout the year.

Shower Room

Fitted with a shower enclosure, wash hand basin and WC, offering practical ground floor facilities ideal for visiting guests or multi-generational living.

First Floor Landing

Providing access to three bedrooms and the family bathroom.

Bedroom 1

11' 7" x 9' 3" (3.53m x 2.82m)

A comfortable double bedroom featuring fitted wardrobes and pleasant views over the rear garden.

Bedroom 2

9' 4" x 7' 8" (2.84m x 2.34m)

A well-proportioned bedroom offering ample space for a double bed and additional furniture, making an ideal quest





GARDEN

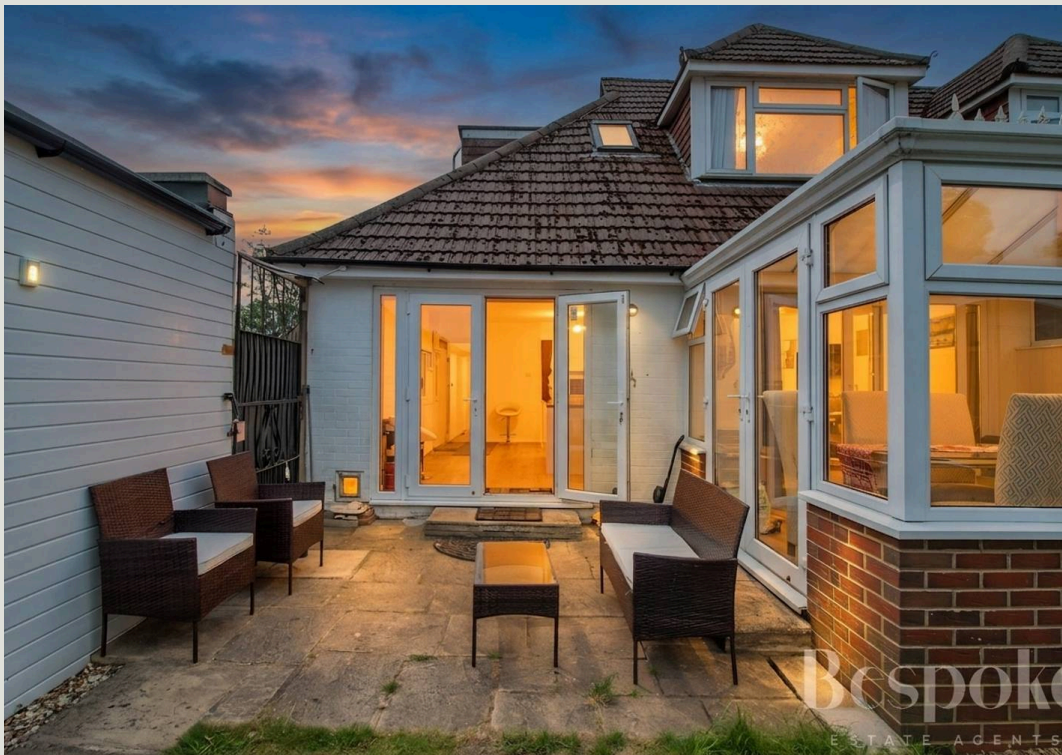
The enclosed rear garden is predominantly laid to lawn with patio seating areas, providing an ideal setting for outdoor dining, entertaining and family enjoyment. The garden also provides access to the detached outbuilding accommodation.

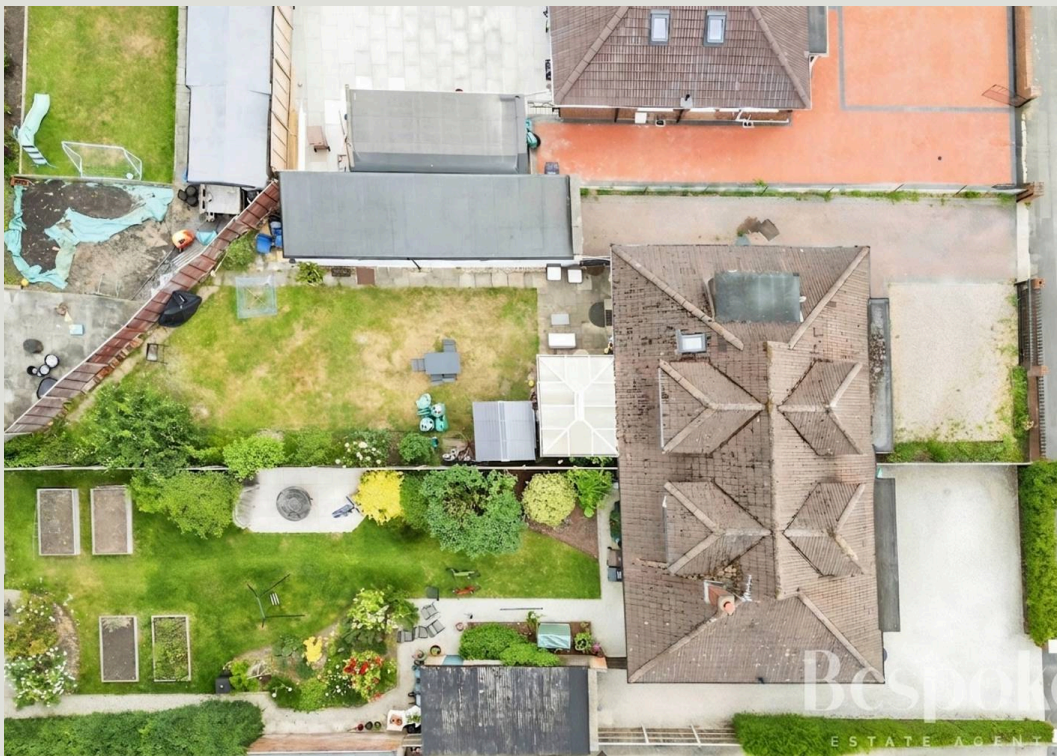
DRIVEWAY

4 Parking Spaces

To the front, the property benefits from a generous driveway providing ample off-road parking, together with an attractive frontage and gated side access.







Total floor area: 127.9 sq.m. (1,377 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