



bespoke | Estate
Agents

2 Ruston Close, Reading
£520,000



2 Ruston Close

Reading

Built by Bewley Homes in 2018, this well-presented four-bedroom end-of-terrace townhouse offers approximately 1,364 sq ft across three floors, with a kitchen/breakfast room, garden-facing living room and principal bedroom with en-suite. Enclosed garden, driveway parking and a small development setting with a central green and play area. Convenient for Green Park, central Reading and M4 Junction 11.

Council Tax band: E Tenure: Freehold EPC: B

- Four-bedroom end-of-terrace townhouse built by Bewley Homes in 2018
- Small development with a central green and children's play area
- Approximately 1,364 sq ft of accommodation arranged over three floors
- Generous principal bedroom with fitted wardrobes, Juliet balcony and en-suite
- Three further bedrooms offering flexibility for family life and working from home
- Living room with French doors opening directly onto the rear garden
- Kitchen/breakfast room with space for everyday dining
- First-floor family bathroom and ground-floor cloakroom
- Enclosed rear garden and driveway parking
- Convenient access to M4 Junction 11, Green Park and central Reading

Entrance Hall

A welcoming hallway with wood-effect flooring leads through to the living room and kitchen/breakfast room, with the cloakroom conveniently positioned near the front door. Stairs rise to the first floor, while a storage cupboard provides useful space for everyday essentials.

Cloakroom

Smartly presented with a white WC and wash basin, complemented by tiled splashbacks and a chrome heated towel rail. A front-facing window provides natural light.

Living Room

15' 7" x 12' 9" (4.75m x 3.89m)

Positioned across the rear of the house, the living room offers comfortable space for family seating, with wood-effect flooring and neutral décor creating a relaxed setting. French doors, flanked by windows, bring in natural light and open directly onto the garden, connecting the indoor and outdoor spaces.

Kitchen Breakfast Room

13' 9" x 8' 5" (4.20m x 2.56m)

A sociable kitchen with space for a breakfast table beside the front-facing window, ideal for morning coffee or everyday family meals. Light-coloured cabinetry is paired with contrasting worktops and tiled flooring, with a gas hob, extractor and raised oven completing the cooking area. The layout provides a practical balance of worktop space and storage while keeping the dining area comfortably within the room.

Bedroom 1

15' 6" x 14' 6" (4.72m x 4.42m)

Set on the second floor, the principal bedroom offers a generous retreat with space for a double bed and additional furniture. French doors open to a Juliet balcony, bringing light and an open outlook into the room, while mirrored fitted wardrobes provide storage. An adjoining en-suite completes the space.

En-suite

7' 0" x 4' 10" (2.13m x 1.48m)

The principal bedroom's en-suite features a glazed shower enclosure, white wash basin and WC. Neutral tiling, mirrored storage and a chrome heated towel rail give the room a simple





En-suite

7' 0" x 4' 10" (2.13m x 1.48m)

The principal bedroom's en-suite features a glazed shower enclosure, white wash basin and WC. Neutral tiling, mirrored storage and a chrome heated towel rail give the room a simple, coordinated finish.

Bedroom 2

15' 6" x 12' 9" (4.72m x 3.89m)

Spanning the rear of the first floor, this generously proportioned bedroom offers plenty of flexibility for family life. There is space for a double bed alongside a desk or dressing table, with mirrored fitted wardrobes providing storage and a rear-facing window bringing in natural light.

Bedroom 3

15' 6" x 9' 2" (4.72m x 2.79m)

A further double bedroom on the second floor, with a rear-facing window and space for freestanding storage. Its position alongside the principal bedroom makes it a useful option for a younger child, visiting guests or a separate home office.

Bedroom 4

15' 7" x 9' 3" (4.75m x 2.82m)

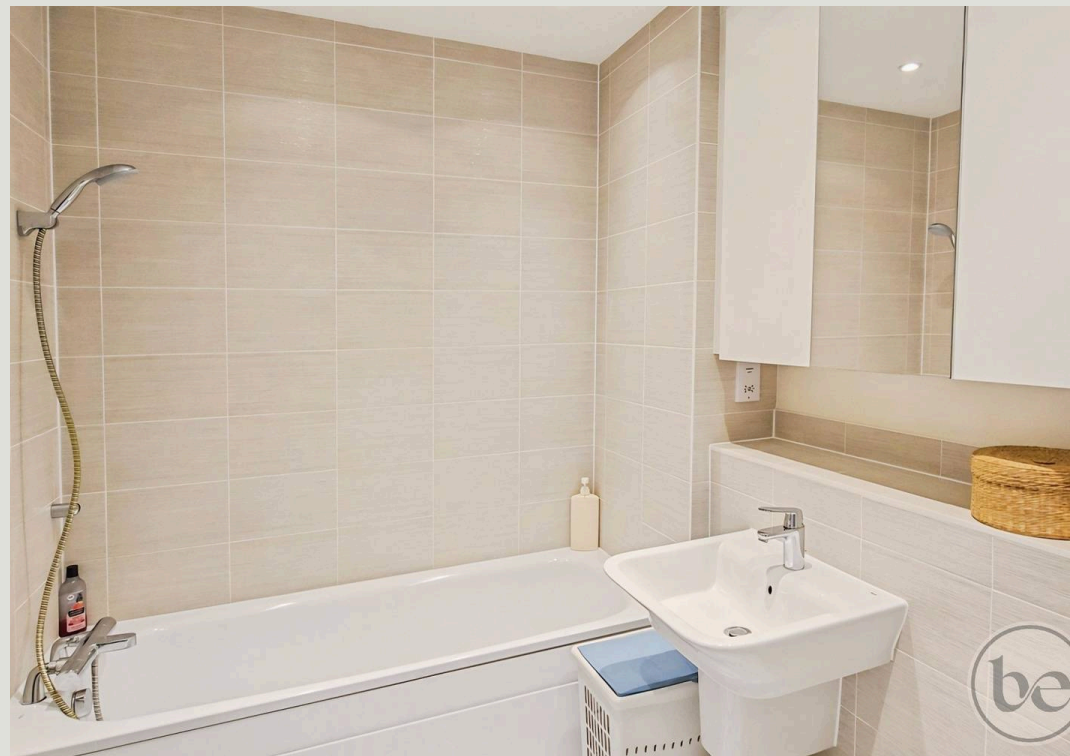
Positioned at the front of the first floor, this bright bedroom features French doors opening to a Juliet balcony and mirrored fitted wardrobes. There is room for a bed and desk, allowing the space to work equally well as a bedroom, study or a combination of the two.

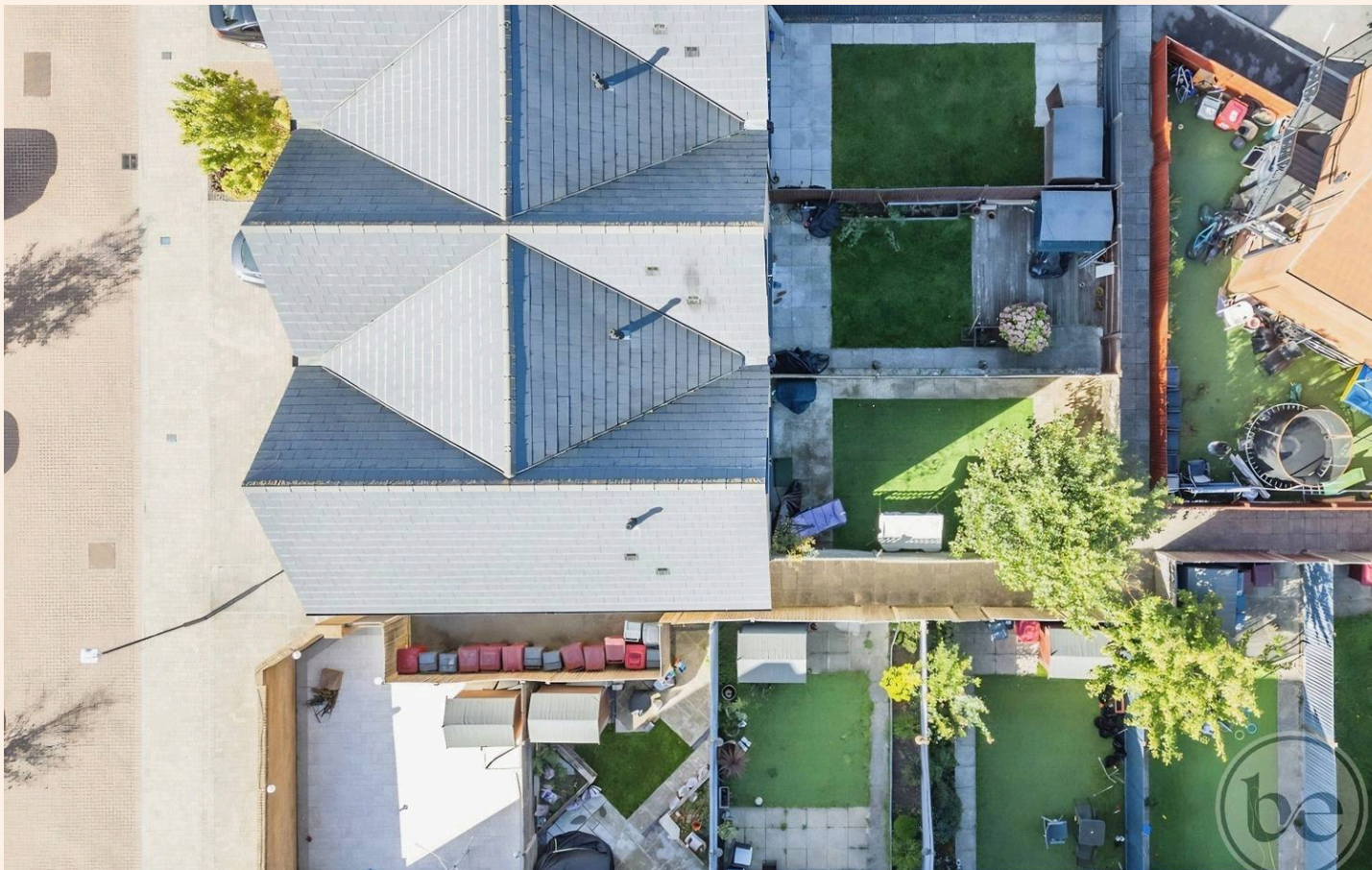
Bathroom

7' 9" x 6' 6" (2.37m x 1.98m)

Situated on the first floor, the family bathroom is fitted with a white suite comprising a bath with shower above, wash basin and WC. Neutral tiling and mirrored storage create a clean, practical space for daily use.







GARDEN

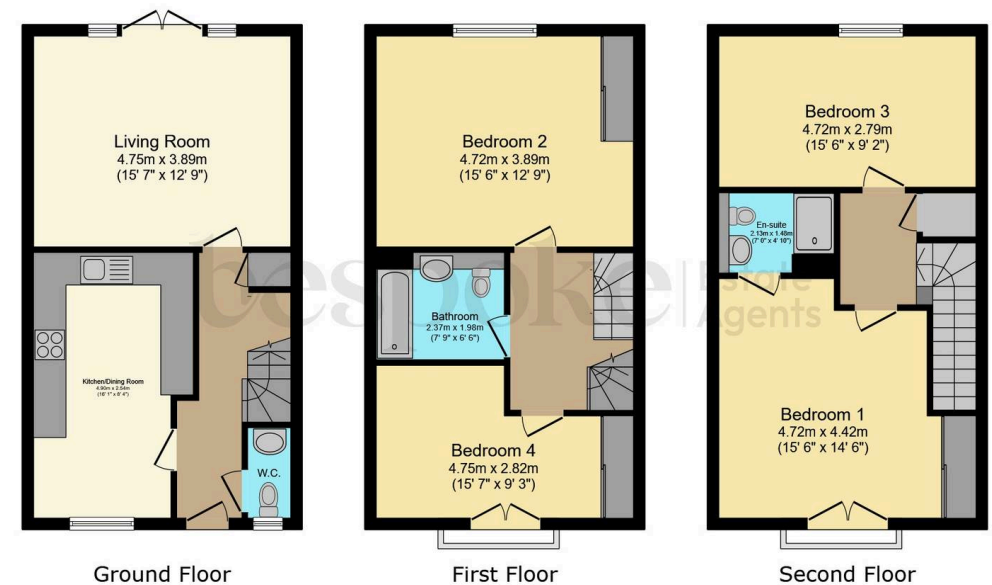
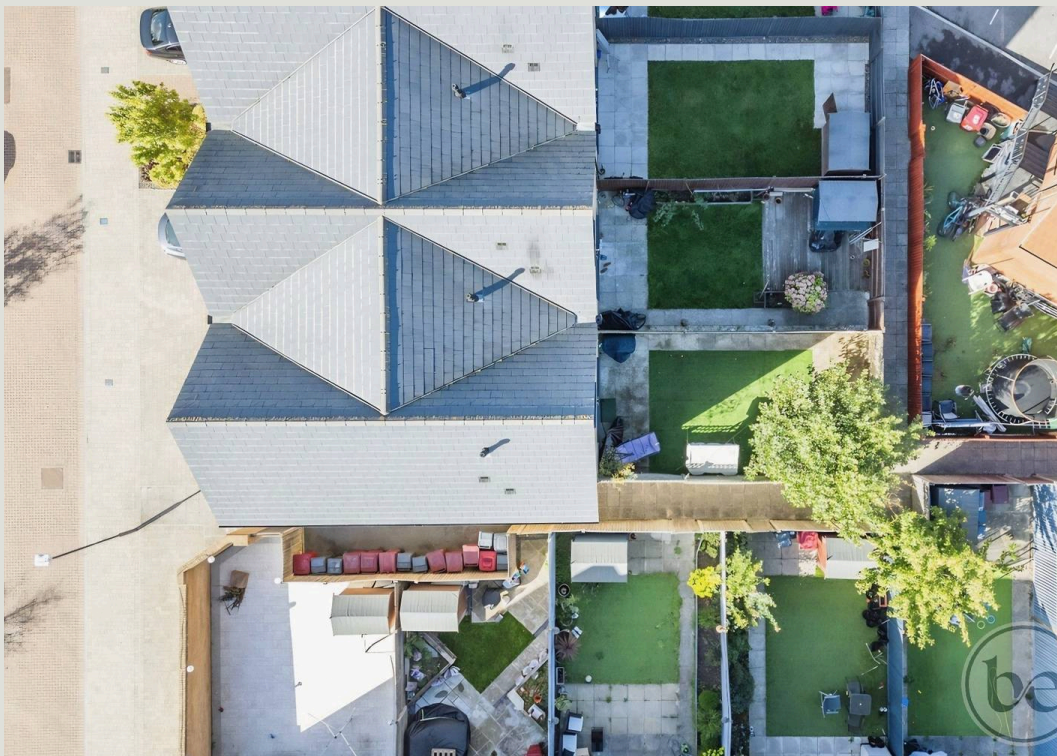
An enclosed rear garden with a paved terrace adjoining the living room, providing space for outdoor dining. The artificial lawn is complemented by a mature tree and planted borders, with a timber shed offering useful storage and a seating area towards the rear. Gate providing pedestrian access.

DRIVEWAY

2 Parking Spaces

A paved driveway sits directly in front of the house, providing off-road parking. The end-of-terrace position gives the property a distinct setting at the edge of the row.





Total floor area: 126.7 sq.m. (1,364 sq.ft.)

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