

bespoke Estate Agents

77 Maine Street, Reading

£720,000



77 Maine Street

Reading

Set within the highly sought-after Green Park Village development, this impressive five-bedroom semi-detached home enjoys an edge-of-development position backing onto a small copse and open countryside. Arranged over multiple floors, the well presented and flexible accommodation includes two en-suites, a private driveway, and a detached garage, a rare feature for the development. Ideally positioned within walking distance of Green Park Station, local shops, amenities, and well regarded schools, the property offers an excellent balance of modern village living and commuter convenience.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Set within the highly sought-after Green Park Village development
- Walking distance to Green Park Station, lake, coffee house & local shops, and amenities
- Well regarded and sought-after local school catchment.
- Edge-of-development position backing onto a small copse and open countryside
- Generous and flexible accommodation arranged over multiple floors
- Five bedrooms, including two en-suites, offering excellent family versatility
- Well presented throughout with a modern, neutral finish
- Garage and private driveway, a rare feature for the development

Hall

A welcoming and well proportioned entrance hall that immediately sets the tone for the home. Finished with attractive wood effect flooring and neutral décor, the space feels bright and uncluttered, with plenty of room for everyday storage and furniture. Stairs rise to the upper floors, with doors leading to the principal ground floor rooms, while a useful understairs cupboard provides additional storage. The layout works well for family life, offering a practical and calm first impression as you step inside.

Living Room

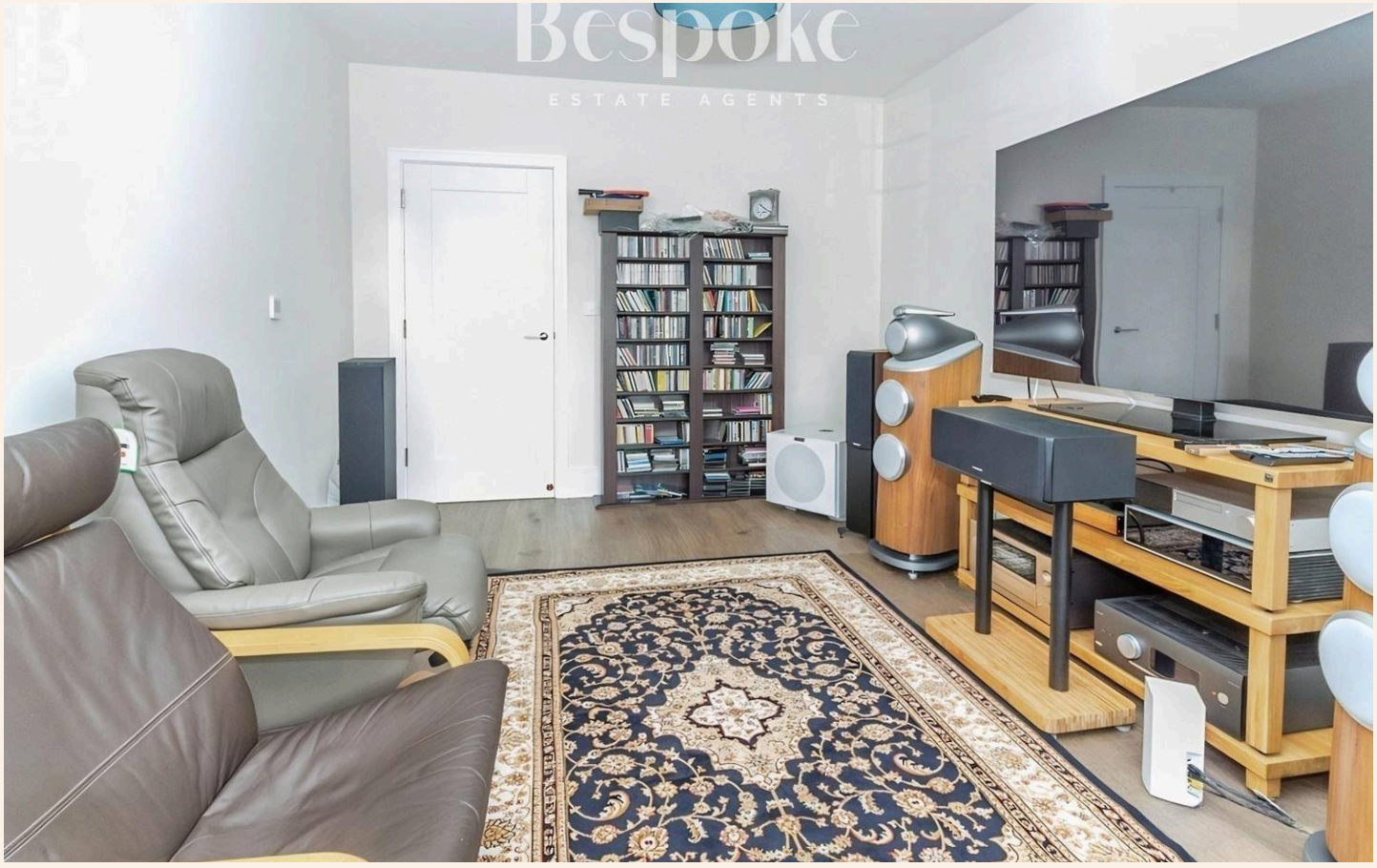
15' 7" x 10' 8" (4.75m x 3.25m)

A generous and well proportioned living room that offers a comfortable and relaxing space for everyday living. The room is finished in neutral tones with wood effect flooring and benefits from a wide window to the front, allowing plenty of natural light throughout the day. There is ample space for a range of seating and media furniture, making it ideal for both quiet evenings and entertaining. Positioned off the entrance hall, this room feels private yet connected to the flow of the ground floor.

Kitchen/Dining Room

17' 4" x 10' 4" (5.29m x 3.16m)

A stylish and contemporary kitchen dining room designed as the heart of the home. The kitchen is fitted with a comprehensive range of modern units with complementary work surfaces and integrated appliances, including a fridge, freezer and dishwasher, along with built in oven and microwave. A central island provides additional preparation space and informal seating, while pendant lighting and recessed spotlights create a bright and welcoming atmosphere. The dining area comfortably accommodates a family sized table and enjoys excellent natural light from double doors that open directly onto the rear garden, making this an ideal space for everyday living and entertaining. Finished with wood effect flooring and neutral décor, the room flows beautifully with the rest of the ground floor.

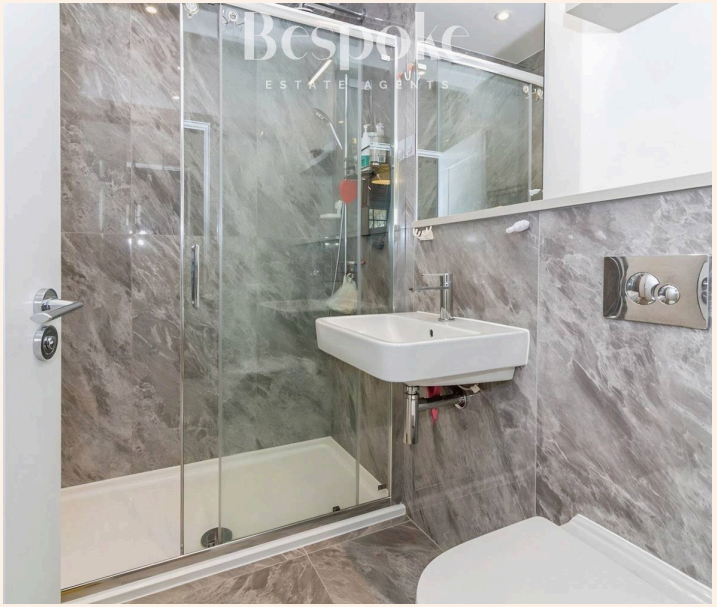












Utility Room

A practical and well arranged utility room, positioned just off the kitchen and providing valuable additional storage and workspace. The room is fitted with a built in cupboard and a run of worktop with space and plumbing for domestic appliances, keeping laundry and household tasks neatly tucked away from the main living areas. Doors lead through to the cloakroom and back into the hallway, making this a highly functional space that works well for day to day family life.

Cloakroom

A neatly finished ground floor cloakroom, ideal for guests and day to day family use. The space is fitted with a contemporary white suite, including a wall mounted wash hand basin with mixer tap and a concealed cistern WC. Finished in a clean, neutral palette with wood effect flooring and a frosted window providing natural light and privacy, this is a practical and well presented addition to the ground floor.

Landing

The first floor landing is a bright and well connected space, providing access to the main bedroom, bedroom three/reception room. The layout feels open and practical, with stairs continuing to the second floor and natural light filtering through, creating a calm transition between levels. Finished in neutral tones, the landing works well as a central hub for the first floor accommodation without feeling cramped.

Main Bedroom

11' 6" x 10' 4" (3.51m x 3.15m)

A spacious and well presented main bedroom, positioned on the first floor and offering a calm, private retreat within the home. The room comfortably accommodates a large bed and accompanying furniture, with soft neutral décor and fitted carpeting creating a light and restful feel. A wide window provides good natural light and a pleasant outlook over the garden and countryside, while the layout flows seamlessly into the adjoining dressing room and en suite, enhancing both practicality and privacy.

Dressing Room
9' 11" x 4' 8" (3.03m x 1.41m)
Accessed directly from the main bedroom, the dressing room provides a practical and well designed storage space, fitted with a built in wardrobe that keeps clothing neatly organised and out of the main bedroom. This dedicated area enhances the sense of a true principal suite and leads through to the en suite, creating a well thought out and private arrangement.

En-suite
5' 11" x 5' 9" (1.80m x 1.74m)
A contemporary en suite shower room finished to a high standard, complementing the main bedroom suite. The room is fitted with a walk in shower enclosure, wall mounted wash hand basin and a concealed cistern WC. Stylish wall tiling, chrome fittings and recessed lighting give the space a modern, clean finish, while the layout is both practical and easy to maintain.

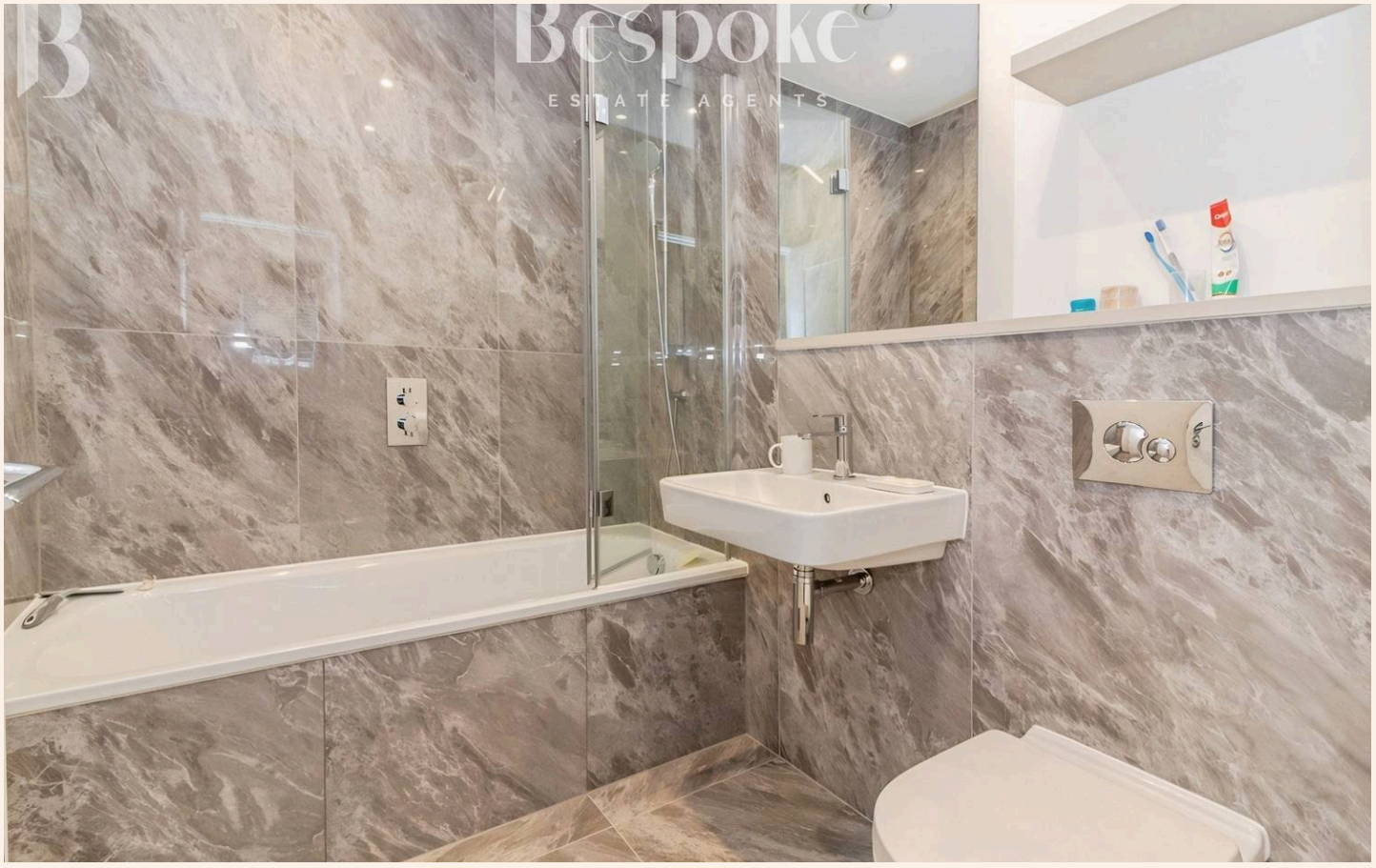
Bedroom Three/Living Room
15' 8" x 10' 8" (4.78m x 3.25m)
A bright and versatile room that offers excellent flexibility, currently used as a reception space but equally well suited as a generous bedroom or home office. The room benefits from a wide expanse of glazing with double doors opening directly onto a private balcony, allowing natural light to flood the space and creating a strong connection to the outdoors. Neutral décor and soft carpeting enhance the sense of space, while the layout comfortably accommodates both seating and bedroom furniture, making this an ideal multi purpose room depending on lifestyle needs.

Balcony
Accessed via double doors from the first floor reception room, the balcony provides a useful outdoor space ideal for fresh air, potted plants or a small seating area. Positioned at first floor level, it enjoys an open outlook across the surrounding development and extends the living space, offering a practical outdoor addition to the home.













Second Floor Landing

The second floor landing provides access to the remaining bedrooms and the family bathroom. The space is well laid out and finished in neutral tones, creating a calm and practical link between rooms. With stairs rising from the first floor and doors leading to the upper accommodation, the landing feels functional and uncluttered, making it well suited to family living.

Bedroom Two

12' 6" x 10' 8" (3.81m x 3.25m)

A well proportioned double bedroom located on the second floor, offering a comfortable and private space within the home. Finished in neutral tones with fitted carpeting, the room provides ample space for a double bed and additional furniture. A window allows plenty of natural light, while the addition of its own en suite enhances privacy and makes this an ideal guest bedroom or principal room for this level.

En-suite

6' 10" x 5' 7" (2.08m x 1.71m)

A modern en suite shower room serving bedroom two, finished in a contemporary style. The space comprises a walk in shower enclosure, wall mounted wash hand basin and a concealed cistern WC. Stylish tiling, chrome fittings and recessed lighting give the room a clean, modern feel, making it a practical and well presented addition that enhances the privacy and flexibility of the second floor accommodation.

Bedroom Four

10' 6" x 10' 4" (3.20m x 3.15m)

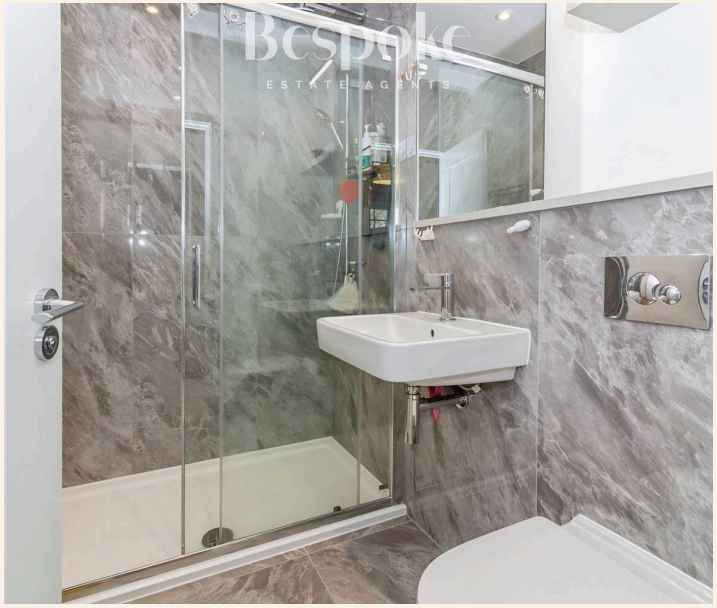
A well proportioned bedroom located on the second floor, currently arranged as a home office but equally suited as a bedroom. The room benefits from a window providing natural light, neutral décor and fitted carpeting, with good wall space for wardrobes and additional furniture. Its position on the top floor makes it ideal as a quiet workspace, guest room or child's bedroom, offering flexibility to suit a range of lifestyle needs

Bedroom Five
9' 11" x 6' 0" (3.03m x 1.83m)
A neatly presented fifth bedroom located on the second floor, ideal as a child's room, nursery, guest bedroom or home office. The room is finished in neutral tones with fitted carpeting and benefits from a window providing natural light. While more compact in size, it offers practical flexibility and completes the upper floor accommodation well.

Bathroom
6' 10" x 5' 7" (2.08m x 1.71m)
A modern and well finished family bathroom serving the second floor accommodation. The room is fitted with a panelled bath with shower screen and mixer shower, wall mounted wash hand basin and a concealed cistern WC. Contemporary tiling, chrome fittings and recessed lighting create a clean, stylish finish, while the layout is practical and easy to maintain for family use.

Garage
16' 5" x 7' 9" (5.00m x 2.37m)













REAR GARDEN

The rear garden is a real highlight of the home, offering a generous and well-proportioned outdoor space that enjoys a pleasant outlook backing onto a small copse and open countryside beyond. Laid mainly to lawn with a paved patio area directly to the rear of the house, it provides an ideal balance of usable garden space and low-maintenance living. The garden is fully enclosed with timber fencing, making it suitable for children and pets, and benefits from a good degree of privacy thanks to the open aspect to the rear. A timber shed provides useful storage, while the patio offers a practical space for outdoor seating, entertaining, or simply enjoying the peaceful backdrop of trees and green space.

FRONT GARDEN

The front of the property is neatly presented, creating an attractive approach and a strong first impression. Set back from the road, the frontage is well maintained and complements the overall appearance of the home, with the driveway and garage positioned to the side for practical day-to-day living

GARAGE

Single Garage

The property benefits from a spacious garage, providing secure parking or valuable additional storage. Positioned adjacent to the house, the garage also offers potential for use as a workshop, bike storage, or general utility space, complementing the practical layout of the home.

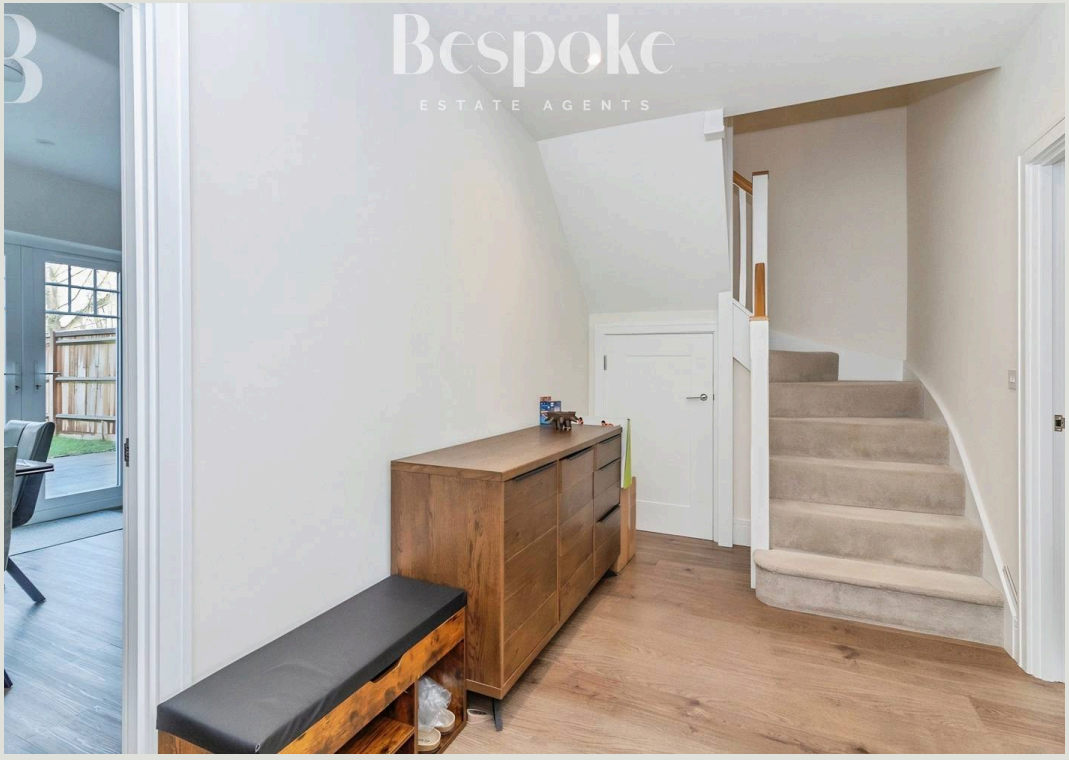
DRIVEWAY

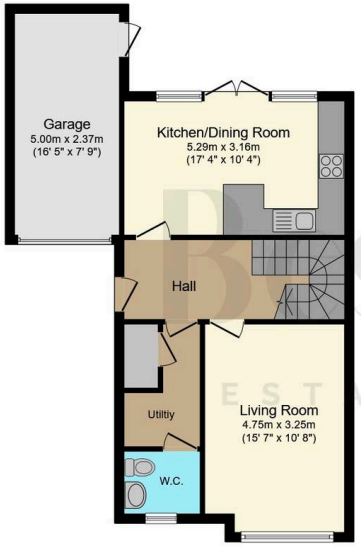
2 Parking Spaces

Private driveway providing off-road parking, leading to garage and a neatly presented frontage.

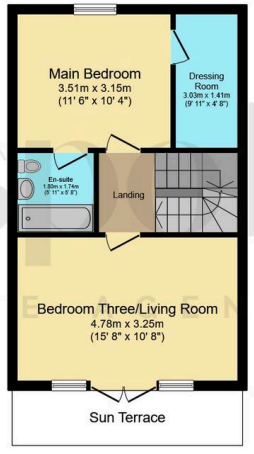




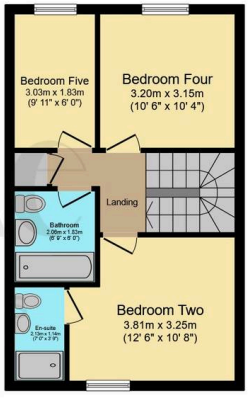




Ground Floor
Floor area 59.7 sq.m. (642 sq.ft.)



First Floor
Floor area 41.3 sq.m. (445 sq.ft.)



Second Floor
Floor area 41.3 sq.m. (445 sq.ft.)

Total floor area: 142.3 sq.m. (1,531 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