



bespoke | Estate
Agents

24 Carey Street, Reading
In Excess of £375,000



24 Carey Street

Reading

Spacious period home in the Castle Hill Conservation Area, offering three double bedrooms, two shower rooms, a heated cellar, covered outer hall and private garden. Within walking distance of Reading station and town centre. No onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Attractive period home within the sought-after Castle Hill Conservation Area
- Much more space than first impressions suggest
- Three individually accessed double bedrooms
- Principal bedroom with private en-suite
- Impressive kitchen/dining room made for everyday life and entertaining
- Separate utility room with potential for a ground-floor cloakroom
- Heated and lit cellar offering exciting possibilities
- Rare outer hall with direct front-to-rear garden access. Ideal for secure cycle & Motorbike storage
- Private, low-maintenance garden for relaxing and outdoor dining
- No onward chain and within walking distance of Reading mainline station and the town centre

Entrance Hall

The front door opens into a bright and welcoming entrance hall, creating a pleasant sense of arrival while providing access to the principal ground-floor rooms and staircase to the first floor.

Living Room

13' 1" x 12' 8" (4.00m x 3.85m)

Positioned at the front of the house, the living room provides a comfortable space for relaxing at the end of the day. A large window brings in plenty of natural light, while fitted storage surrounding the chimney breast offers a practical home for books, media equipment and display pieces.

Kitchen / Dining Room

13' 5" x 10' 8" (4.10m x 3.25m)

The kitchen and dining room forms the everyday heart of the home, with space to cook, dine and spend time together. Contemporary white cabinetry provides generous storage and work surfaces, complemented by an integrated oven and hob. There is ample room for a dining table, making it equally suited to weekday meals or entertaining friends.

Utility Room

8' 10" x 7' 3" (2.70m x 2.20m)

Beyond the kitchen, the separate utility room keeps laundry and other household essentials away from the main living space. A window provides natural light, while the room previously housed a WC and wash basin, offering potential to reinstate a ground-floor cloakroom if desired, subject to the necessary checks.

Cellar 1

11' 4" x 4' 11" (3.45m x 1.50m)

Accessed from the ground floor, the cellar is divided into two useful areas and benefits from both lighting and a radiator. More than simply somewhere for storage, it offers the potential to serve as a hobby space, workshop or occasional home office, while still accommodating tools and seasonal belongings.



Cellar 2

6' 11" x 6' 10" (2.11m x 2.08m)

Landing

The first-floor landing provides access to all three bedrooms and the shower room, with a rear-facing window bringing natural light into the space.

Bedroom 1

11' 6" x 11' 0" (3.50m x 3.35m)

Bedroom one is a generous double room with space for a full range of bedroom furniture. Its proportions provide flexibility for freestanding storage, while the private en-suite makes it a comfortable principal bedroom.

En-Suite

23' 1" x 4' 2" (7.04m x 1.27m)

The en-suite is fitted with a glazed shower enclosure, wash basin with vanity storage and complementary tiled finishes.

Bedroom 2

12' 2" x 11' 6" (3.70m x 3.50m)

A second well-proportioned double bedroom benefits from extensive fitted wardrobes, providing excellent storage without compromising the usable floor space.

Bedroom 3

12' 2" x 10' 0" (3.70m x 3.05m)

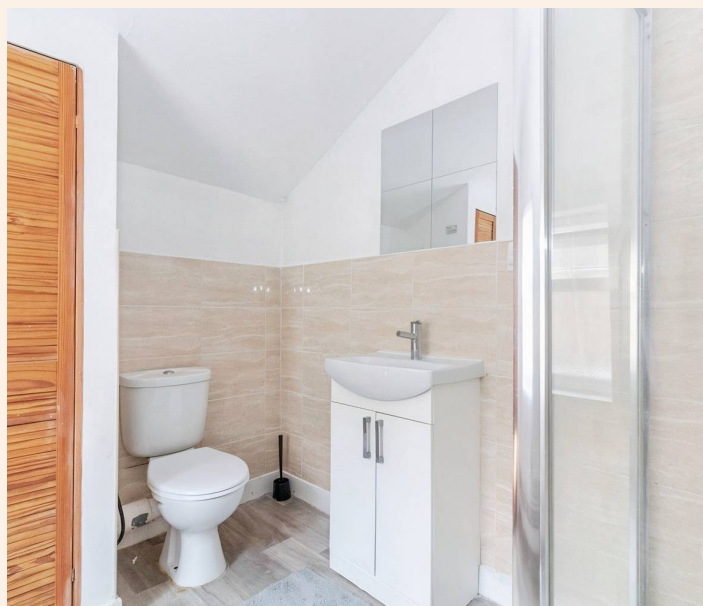
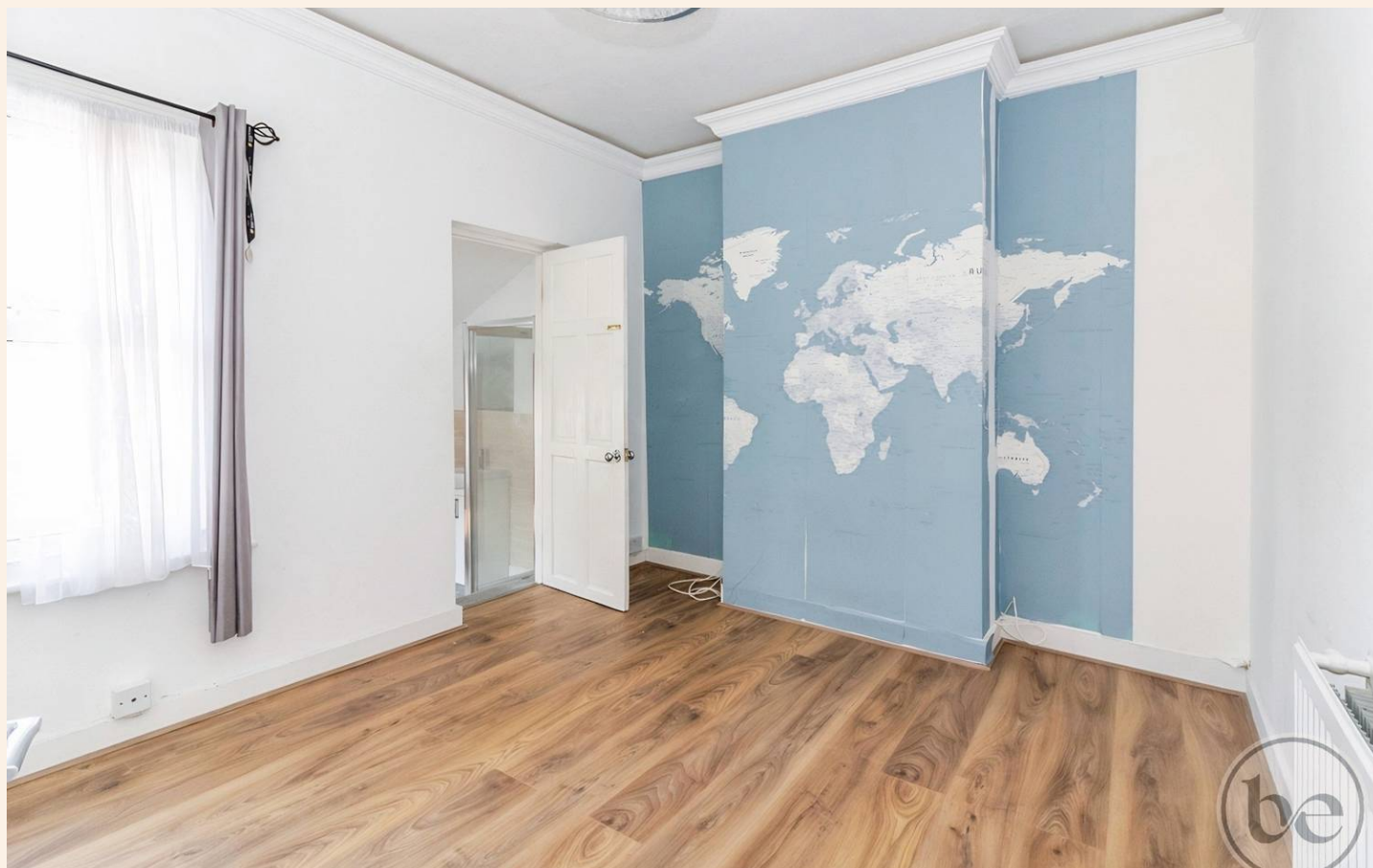
The third bedroom is also a genuine double, making it suitable for family members, guests or as a spacious home office for those working remotely.

Shower Room

Serving bedrooms two and three, the separate shower room includes a glazed shower enclosure, wash basin and WC.

Outer Hall

A particularly useful and unusual feature for a terraced home, the outer hall provides direct access from the front of the property through to the rear garden. This practical covered, secure space is ideal for storing bicycles, a motorbike, pushchairs or outdoor equipment, without needing to bring them through the main living accommodation.





GARDEN

The enclosed rear garden has been designed with ease of maintenance in mind. Artificial lawn and space for outdoor furniture create a private setting for morning coffee, summer dining or relaxing at the end of the day.

ON STREET

1 Parking Space

On-street residents' permit parking, subject to application, availability and local authority charges.



