



Bespoke
ESTATE AGENTS

2 Beaconsfield Way, Earley
£750,000



2 Beaconsfield Way

Earley, Reading

Prime 5-bed detached home in Earley/Lower Earley with extended layout, conservatory, main bedroom with en-suite, integral garage, driveway, and catchment for local schools. Tranquil outdoor space with driveway, lawn, and rear garden for relaxation. Council Tax band: E

Tenure: Freehold

- Prime position on the Earley/Lower Earley borders
- No onward chain for a smooth, stress-free move
- First time ever offered to the market since new
- Extended layout offering 5 spacious bedrooms
- Generous living space with separate lounge and dining room
- Versatile breakfast room ideal for work or study
- Conservatory with garden access and natural light
- Main bedroom with fitted wardrobes and en-suite
- Integral garage with internal access and driveway
- Catchment for sought-after local schools

Entrance Porch

Covered entrance porch, with front door to entrance hall.

Entrance Hall

Step inside to a spacious and welcoming entrance hall that instantly gives a sense of the home's generous proportions. With natural flow to the principal reception rooms and stairs rising to the first floor, this central space provides a practical hub for family life. A built-in under-stairs cupboard offers handy storage for coats and shoes, while the neutral décor make for a stylish first impression.

Ground Floor Cloakroom

Conveniently positioned just off the entrance hall, the downstairs cloakroom features a modern white suite with a low-level WC and pedestal wash basin. A practical addition for guests and busy family life, the space is neutrally finished for a fresh and tidy appearance.

Living Room

16' 9" x 12' 5" (5.11m x 3.78m)

Positioned at the front of the house, this well-proportioned living room spans over 16 feet in length and offers a warm, welcoming setting for everyday life. Three large picture window fills the space with natural light, while the fireplace provides a charming focal point. The room connects directly to the dining area, creating a sociable flow ideal for families and entertaining. Soft neutral décor, twin ceiling lights, and ample room for two sofas complete this comfortable and flexible living space.

Dining Room

12' 4" x 10' 3" (3.77m x 3.12m)

Positioned at the rear of the home and accessed via both the living room and kitchen, the dining room is a versatile space for formal meals or relaxed family gatherings. A set of glazed double doors opens directly into the conservatory, creating a bright and airy flow through to the garden. Neatly finished with neutral tones and space for a large table and storage, it's the perfect spot for hosting, from Sunday roasts to festive dinners.





Kitchen

13' 3" x 9' 1" (4.03m x 2.77m)

Bright, practical and well-planned, the kitchen is fitted with an extensive range of wood-effect units and contrasting worktops. Twin rear windows frame garden views while filling the space with natural light. Integrated appliances include a double oven, gas hob and extractor, with space for a dishwasher and fridge-freezer. With tiled splashbacks and wood-style flooring underfoot, this is a clean, functional cooking space with everything close at hand. A doorway leads directly into the breakfast room, perfect for relaxed family meals or morning routines.

Breakfast Room

14' 6" x 7' 6" (4.42m x 2.29m)

A practical and adaptable space just off the kitchen, the breakfast room is ideal for informal family meals, morning coffee, or even as a homework or work-from-home zone. With a door leading directly to the garden and another into the garage, it's a central link between indoor and outdoor living. A large window and glazed back door ensure it stays bright throughout the day, while the layout offers scope to tailor the space to suit your lifestyle, whether that's a second dining area, home office, or utility overflow.

Conservatory

9' 4" x 9' 1" (2.84m x 2.77m)

Accessed via French doors from the dining room, the conservatory offers a peaceful and light-filled retreat with views across the rear garden. With a pitched glass roof and wraparound glazing, it's the perfect spot for morning coffee, reading, or nurturing plants. Whether used as a garden room, hobby space, or simply somewhere to soak up the sun, it brings extra versatility and charm to the ground floor.

Landing

The spacious central landing offers access to all five bedrooms, the family bathroom, built in airing cupboard and loft via hatch. With recessed lighting and neutral décor, it's a bright and open circulation space that maintains the home's sense of flow.



Bedroom One

12' 7" x 10' 6" (3.84m x 3.20m)

A well-proportioned principal bedroom with triple front-facing windows that bring in plenty of natural light. This serene space comfortably accommodates a king-size bed and benefits from full-width mirrored wardrobes offering generous built-in storage. The neutral tones and soft carpeting add to the sense of calm, while a refitted en-suite shower room completes the appeal of this ideal main bedroom retreat.

En-Suite

Accessed directly from the main bedroom, the en-suite is fitted with a crisp white suite comprising a shower enclosure, pedestal wash basin and low-level WC. Neatly tiled and well maintained, it offers a private and practical addition to the main bedroom, ideal for busy mornings or a peaceful evening routine.

Bedroom Two

10' 9" x 10' 6" (3.28m x 3.20m)

A bright and well-sized double room positioned at the rear of the property, bedroom two benefits from twin windows that bring in plenty of natural light. Full-height built-in wardrobes offer excellent storage without compromising floor space, making this an ideal guest room, teenager's room or even a second spacious home office. Soft tones and a clean finish add to its welcoming feel.

Bedroom Three

11' 2" x 10' 8" (3.40m x 3.25m)

Currently set up as a home office, this generously sized double bedroom overlooks the rear garden and offers excellent versatility. Built-in wardrobes provide valuable storage space, helping to keep the room clutter-free. Whether used as a bedroom, study or creative space, it's a light and practical room with plenty of potential to suit changing needs.

Bedroom Four

11' 4" x 7' 10" (3.45m x 2.38m)

A bright and airy room overlooking the rear garden, bedroom four offers excellent flexibility as a single bedroom, home office or hobby space. With twin windows drawing in natural light, it's an ideal room for a child, guest, or anyone needing a quiet work-from-home area. Its proportions allow for a bed and storage or desk with ease.





Bedroom Five

13' 10" x 7' 8" (4.22m x 2.33m)

A notably spacious single bedroom with triple-aspect windows creating a light and airy feel. Offers flexible potential as a child's bedroom, study or hobbies room. Its generous footprint means it could also serve well as a twin room or guest bedroom, with plenty of scope to adapt to changing family needs.

Bathroom

Neatly presented and fully tiled, the family bathroom features a modern white suite including a P-shaped bath with glass screen and wall-mounted shower, a wash basin and low-level WC. A front-facing window provides natural light and ventilation, while the layout maximises space for everyday comfort and ease.

Front Garden

Has double width block paved driveway leading to garage and providing off road parking, remainder is laid to lawn with various flowers and shrubs, gate provides pedestrian access to rear garden.

Rear Garden

The rear garden is a private, leafy haven, well screened by mature trees and shrubs. A paved path meanders through a generous lawn, dotted with potted plants and a striking apple tree at its centre. The garden offers multiple seating areas for relaxing or entertaining, while the conservatory opens directly onto this green retreat. A side gate provides pedestrian access, and the garden's established planting gives a sense of calm and seclusion. A perfect space to unwind, grow, or simply enjoy the peace and birdsong.

Garage

Single Garage

Integral garage with personal door to breakfast room, light and power, roller shutter electric up and over door.

Driveway

Double width block paved driveway.



