



Bespoke
ESTATE AGENTS

31 Kenton Road, Earley
Guide Price £500,000



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Earley, Reading

In catchment for Aldrynton & Maiden Erlegh, with Earley Station and the lake nearby — this Gough Cooper bay fronted semi offers 3 beds, 69ft garden, garage, car port & no chain. Big potential, great location.

Council Tax band: D

Tenure: Freehold

- Aldrynton & Maiden Erlegh school catchment
- Short walk to Earley train station
- Close to Maiden Erlegh Lake & nature reserve
- Generous 69ft rear garden
- Driveway, garage & covered car port
- No onward chain for a smoother move
- Spacious open-plan lounge & dining room
- Double glazed with gas central heating
- Sought-after location with excellent transport links
- Superb potential to extend STPP

Hallway

Step through the front door into a warm and welcoming entrance hall, finished with original parquet flooring that immediately hints at the home's character. There's space to hang coats and store shoes, while the layout offers easy access to the living room, kitchen, and staircase. With its natural light and timeless charm, this hall creates a strong first impression and a practical divide between spaces, ideal for everyday family living.

Living Room

14' 8" x 12' 2" (4.47m x 3.71m)

Overlooking the front garden via bay window, the living room offers a generous and welcoming space perfect for everyday family life or relaxed entertaining. A large bay window floods the room with natural light, while the feature fireplace with marble surround and detailed wood mantel creates a natural focal point. The layout comfortably accommodates multiple seating areas, with clear flow through to the dining room via a wide archway. Subtle period-style touches and neutral tones enhance the room's warmth and character, making it a true heart of the home

Dining Room

10' 0" x 10' 2" (3.05m x 3.10m)

The dining room offers a peaceful setting for family meals and entertaining, with large sliding patio doors opening directly onto the garden, perfect for enjoying sunny days or hosting with ease. The space itself comfortably accommodates a six-seater table. With a direct opening into the living room and a convenient door through to the kitchen, the layout flows effortlessly, blending practicality with homely charm.

Kitchen

11' 0" x 8' 0" (3.35m x 2.44m)

Neatly arranged with a practical layout, the kitchen overlooks the side of the property and includes a rear door leading directly to the garden, ideal for easy access during summer dining or bringing in shopping. Classic wooden cabinetry provides generous storage, complemented by light worktops and a built-in pantry cupboard for additional space. There's a built in oven and gas hob, space for laundry appliances, and room to personalise the layout to suit modern tastes. With a window to the side and a door from the dining room, this kitchen is both functional and filled with natural light.

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The first floor landing is filled with natural light from a side-facing window and provides access to all three bedrooms, the shower room, and separate toilet. A hatch leads to the loft space above, offering useful storage or potential for future conversion (subject to planning). With traditional detailing and a tidy finish, the landing serves as a practical and well-connected centre point to the upper floor.

Bedroom 1

10' 0" x 14' 8" (3.05m x 4.47m)

A bright and generously sized principal bedroom with a large bay window to the front, filling the space with natural light. The room easily accommodates a double bed and additional furniture, while a full wall of fitted wardrobes provides extensive storage without compromising on space. Neutrally decorated and well-proportioned, it's a calm and comfortable retreat at the front of the house

Bedroom 2

10' 2" x 11' 0" (3.10m x 3.35m)

Set at the rear of the property, this comfortable double bedroom overlooks the garden, offering a quiet and private outlook. The room benefits from fitted wardrobes and a built-in airing cupboard, providing plenty of useful storage. Neutrally decorated and spacious enough for a double bed and further furniture, it's a versatile second bedroom.

Bedroom 3

8' 5" x 8' 10" (2.57m x 2.69m)

Positioned at the front of the house, this bright and well-proportioned generous single bedroom includes fitted wardrobes and room for additional storage or a desk. Ideal as a child's bedroom, guest space or home office, it's a flexible third room that benefits from a pleasant outlook and plenty of natural light.



Shower Room

Located to the side of the property, the shower room is clean and contemporary, fitted with a double-width glass shower enclosure, a sleek white vanity unit with storage, and chrome fixtures throughout. A large obscured window allows for plenty of natural light while maintaining privacy. Finished in fresh white tiling with a wood-effect floor, it's a smart and practical space for busy mornings. N.B. This room will accommodate a bath should you wish to reinstate it.

Separate Toilet

Adjacent to the shower room, the separate WC adds extra practicality for busy households. Finished in a neutral style with an obscured side window for light and ventilation, it's a functional space as it stands. If preferred, the WC and shower room could be combined to form a single family bathroom, subject to the usual consents and building regulations.

Front Garden

To the front, the property is set back from the road with a generously sized lawn and an expansive private driveway offering off-road parking, giving the home strong kerb appeal. Double gates lead to a covered car port and garage, providing secure side access and excellent potential for storage, further parking or even future extension (subject to planning).

Garden

Extending approximately 69 feet in length, the rear garden is a fantastic feature of the property — generous, private and full of potential. Mainly laid to lawn with mature hedging and planting to either side, it offers space for families to relax and for keen gardeners to make their mark. A paved patio area sits just off the dining room, ideal for outdoor dining or entertaining. At the side, a gate leads through to the covered car port, and there's also a rear door to the garage, making the garden both functional and flexible in use.

Garage

With electric roller shutter doors, and measuring 19'7 x 8' a good size garage with light and power, door and window to garden.

Car port

1 Parking Space

A covered car port extends the side of the property, leading



