



Bespoke
ESTATE AGENTS

40 Barnsdale Road, Reading
£375,000



40 Barnsdale Road

Reading

Three-bedroom terraced home with flexible accommodation, three bath/shower rooms, two reception rooms, private rear garden and no onward chain. Ideal for families, first-time buyers and investors, conveniently located close to local amenities and transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No onward chain, ideal for a straightforward purchase
- Three-bedroom terrace home offering 838 sq ft of accommodation
- Spacious open-plan kitchen/dining room, perfect for modern living
- Two reception rooms, with potential to create one larger living space
- Ground floor shower room plus first-floor family bathroom
- Principal bedroom with private en-suite shower room
- Enclosed rear garden offering excellent scope for improvement
- Flexible layout suited to families, home workers or investors
- Excellent buy-to-let opportunity with strong rental appeal or perfect family home
- Convenient location close to local amenities, schools and transport links

Hallway

A welcoming entrance hall providing access to the principal ground floor accommodation, with stairs rising to the first floor and useful space for coats and shoes.

Lounge

10' 1" x 8' 4" (3.07m x 2.54m)

Positioned to the rear of the property, the living room enjoys a pleasant outlook over the garden with sliding patio doors providing direct access outside. A bright and comfortable reception space, perfect for relaxing or hosting guests. Originally this room extended across the entire rear of the property, and with the removal of the stud wall, could be converted back.

Reception Room

10' 0" x 8' 8" (3.05m x 2.64m)

A versatile additional reception room offering excellent flexibility. Equally suited as a home office, playroom, snug, dining room or occasional guest bedroom depending on individual requirements.

Kitchen Dining Room

15' 10" x 15' 8" (4.83m x 4.78m)

A spacious open-plan kitchen and dining room forming the heart of the home. Fitted with a range of wall and base units complemented by generous worktop space, integrated oven and hob, and ample room for a dining table. The open layout creates an ideal environment for both everyday family living and entertaining.

Shower Room

7' 7" x 3' 5" (2.32m x 1.04m)

Conveniently located on the ground floor and fitted with a walk-in shower, wash hand basin and WC, providing practical accommodation for guests and modern family living.

Landing

A central landing providing access to all first-floor rooms and loft space.





Bedroom 1

14' 0" x 9' 0" (4.27m x 2.74m)

A generous principal bedroom overlooking the rear garden, benefiting from ample space for wardrobes and additional furniture. The room is further enhanced by its own private en-suite shower room.

En-suite

5' 6" x 4' 8" (1.68m x 1.43m)

Fitted with a shower enclosure, wash hand basin and WC, serving the principal bedroom.

Bedroom 2

11' 6" x 10' 0" (3.51m x 3.05m)

A spacious double bedroom with plenty of room for freestanding furniture, enjoying a pleasant outlook and offering comfortable accommodation for family members or guests.

Bedroom 3

10' 6" x 6' 9" (3.20m x 2.06m)

A well-proportioned third bedroom, ideal as a child's bedroom, nursery, dressing room or home office.

Bathroom

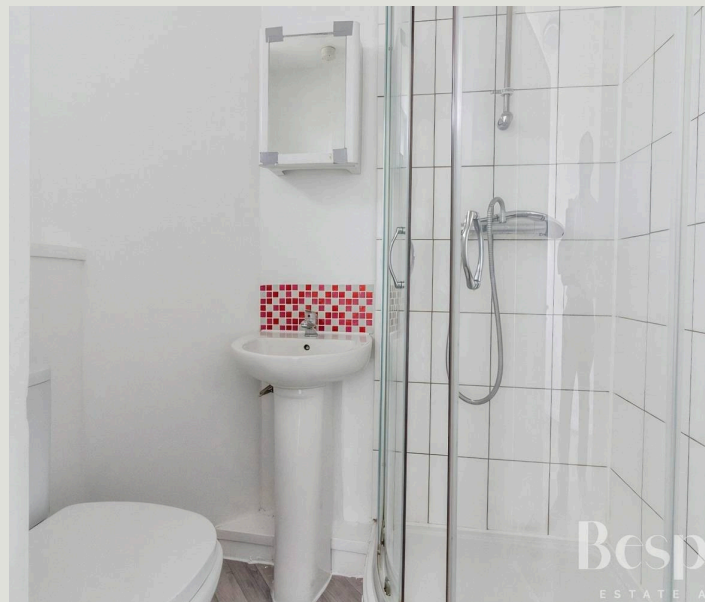
Comprising a panel-enclosed bath, wash hand basin and WC, serving the remaining bedrooms and completing the first-floor accommodation.

Garden

The property is approached via a lawned front garden with a pathway leading to the entrance door. Mature hedging and established planting provide a pleasant outlook and a degree of privacy from the road.

Garden

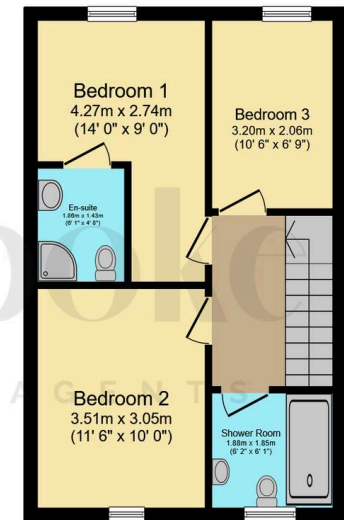
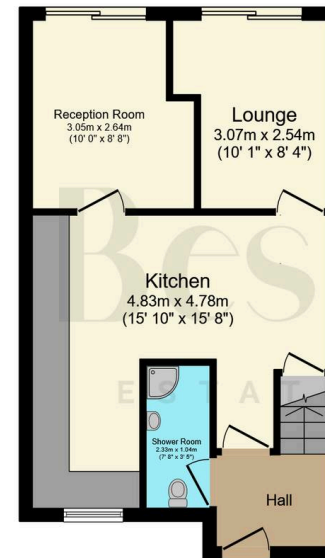
The rear garden is predominantly laid to lawn with a patio area adjoining the property. While now in need of some attention, it offers plenty of scope for landscaping and improvement, allowing a purchaser to put their own stamp on the outside space.



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Ground Floor

First Floor

Total floor area: 77.9 sq.m. (838 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