



Bespoke
ESTATE AGENTS

24 Barnsdale Road, Reading
Guide Price £375,000



24 Barnsdale Road

Reading

Well-presented three-bed, two-bath end-terrace with open-plan kitchen/diner, study, private garden, garage, parking and no onward chain. Ideal for families, first-time buyers or investors.

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 end-of-terrace home offering approximately 852 sq ft of accommodation
- Spacious open-plan kitchen/dining room measuring almost 16ft
- Flexible living accommodation with separate study/family room
- Potential to reinstate the original 16ft dual-aspect living room
- Modern ground floor shower room and first floor shower room
- Two generous double bedrooms plus a versatile third bedroom
- Enclosed rear garden with direct access to the garage
- Detached garage and off-road parking to the rear
- Excellent first-time buy or buy-to-let investment opportunity with strong rental appeal

Hallway

A welcoming reception hall, with stairs to first floor, door to shower room, and door to Kitchen

Living Room

10' 3" x 8' 9" (3.12m x 2.67m)

A bright and comfortable reception room positioned to the rear of the property, enjoying pleasant views over the garden. Originally designed as part of a much larger room spanning the full width of the house, a stud partition wall has been added to create a separate study. Subject to any necessary checks, this could be removed relatively easily to reinstate an impressive 16ft dual-purpose living and entertaining space if preferred.

Study

10' 3" x 8' 6" (3.12m x 2.59m)

A versatile additional reception room currently used as a study, making it ideal for home working, hobbies, a playroom or snug. Benefiting from a rear aspect overlooking the garden, this flexible space could also be incorporated back into the living room to create a larger open-plan reception area.

Kitchen / diner

15' 10" x 14' 0" (4.83m x 4.27m)

A spacious open-plan kitchen and dining area forming the heart of the home. Fitted with a range of wall and base units complemented by ample worktop space, sink unit and appliance spaces. The generous dining area comfortably accommodates a family dining table and provides an excellent space for everyday living, entertaining and family gatherings.

Shower Room

6' 3" x 3' 0" (1.91m x 0.91m)

Conveniently located on the ground floor and fitted with a modern white suite comprising a shower enclosure, wash hand basin and WC, finished with contemporary wall panelling.

Landing

Doors to bedrooms and bathroom.





Bedroom 1

15' 0" x 9' 0" (4.57m x 2.74m)

A well-proportioned principal bedroom extending over 15ft in length, offering ample space for a double or king-size bed alongside additional bedroom furniture. A large window provides plenty of natural light, creating a bright and airy feel.

Bedroom 2

11' 7" x 10' 0" (3.53m x 3.05m)

A generous double bedroom overlooking the rear of the property, comfortably accommodating a double bed and further furniture. Ideal as a guest bedroom, children's room or additional principal bedroom.

Bedroom 3

10' 4" x 6' 8" (3.15m x 2.03m)

A versatile third bedroom which would work equally well as a child's bedroom, nursery, dressing room or home office, depending on individual requirements.

Bathroom

Refitted with a modern suite comprising a shower enclosure, wash hand basin and WC. A frosted window provides natural light and ventilation while maintaining privacy.

Front Garden
The property enjoys an attractive block-paved frontage, providing a smart first impression whilst offering a practical, low-maintenance outdoor space.

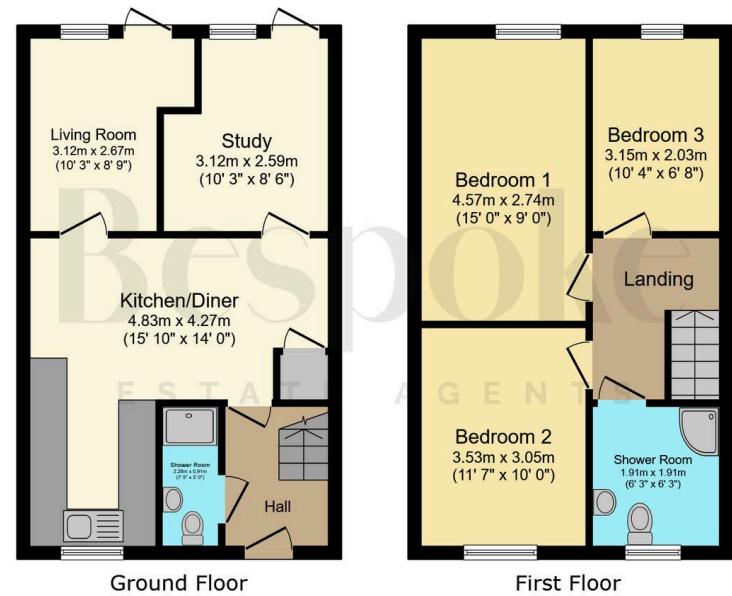
Rear Garden

The enclosed rear garden provides a pleasant and private outdoor retreat, featuring a patio seating area, mature planting and established borders. Easy to maintain yet offering scope for further landscaping, it is well suited to both relaxation and entertaining.

Garage

A valuable addition to the property, the detached garage provides secure parking, excellent storage or potential workshop space. Positioned to the rear of the garden, it is complemented by additional parking immediately in front, offering a practical solution for both homeowners and visitors.





Total floor area: 79.2 sq.m. (852 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