



Westlands Avenue, Reading, Berkshire, RG2 8EW

Guide Price £500,000 *Freehold*

4  2  1 

A Delightful Extended Three/Four Bedroom Semi-Detached Family Home Set Behind Wooden Gates in the Great Location

A beautifully remodelled and substantially extended three/four-bedroom semi-detached home, offering spacious and flexible accommodation throughout. Set behind a set of double gates with a generous driveway, the property features a superb wraparound ground-floor extension, stylish contemporary interiors and excellent family living space.

The ground floor includes a welcoming entrance hall, cloakroom, versatile play/dining area, impressive living room with bi-fold doors opening onto the garden, a further flexible room currently used as an office, utility room and a superb kitchen/breakfast room with range cooker, breakfast bar and window seat.

Upstairs are three well-proportioned bedrooms and a contemporary family bathroom featuring twin vanity units, jacuzzi bath and separate shower.

Outside, the generous rear garden provides excellent space for both children and entertaining, with two decked areas and a powered shed. Ideally located for Whiteknights Primary School, regular bus services to Reading and Wokingham, the M4 and a range of nearby cafés, restaurants and local amenities.

A stylish, versatile and exceptionally well-presented family home offering generous living space in a peaceful yet well-connected location.

KEY FEATURES

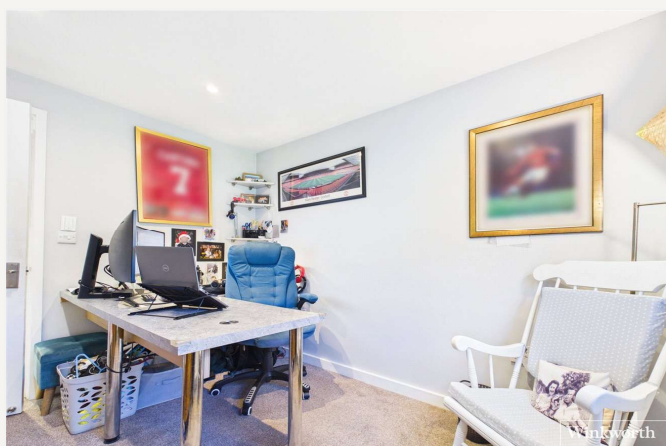
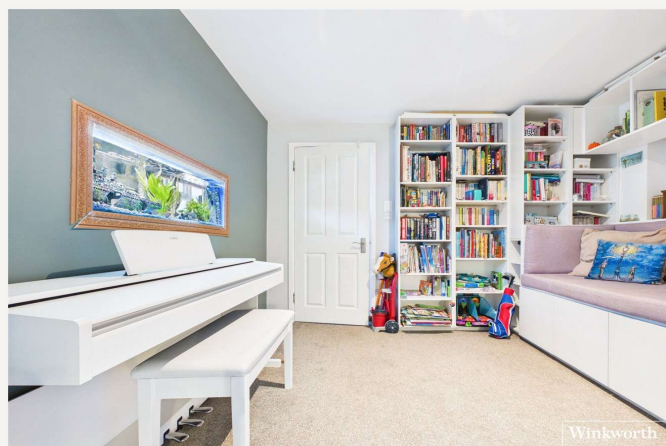
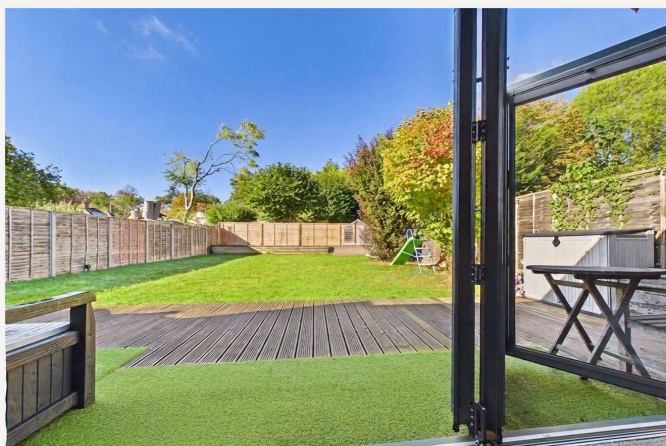
- Extended 3/4 Bedroom Semi-Detached Family Home
- Beautifully Remodelled and Finished to an Impeccable Standard
- Generous Gated Driveway with Parking for Several Cars
- Spacious and Flexible Ground-Floor Living Accommodation
- Stylish Contemporary Kitchen/Breakfast Room With Range Cooker and Breakfast Bar
- Bi-fold Doors Opening onto a Generous Rear Garden
- Versatile 4th Bedroom/Office/Dining Room/Snug With Built-In Ceiling Speakers
- Luxury Family Bathroom with Jacuzzi Bath and Separate Shower
- Excellent Location Close to Schools, Amenities, Transport Links and M4 at J11

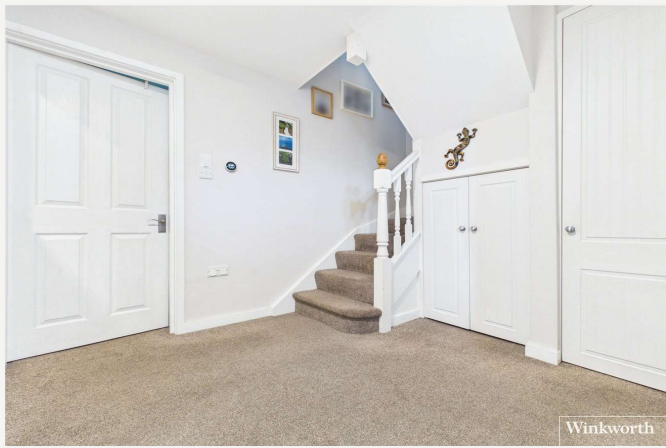
Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

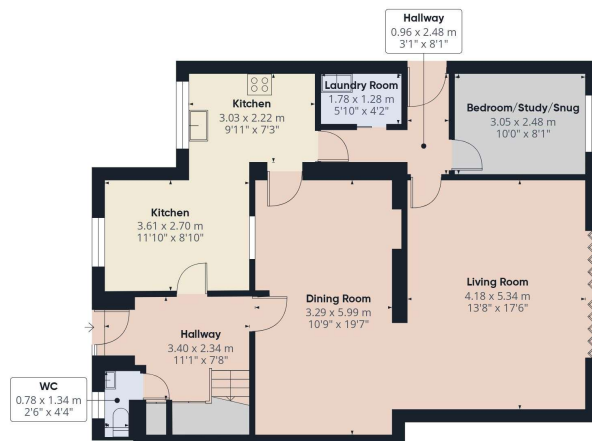
for every step...



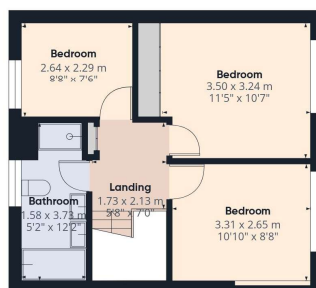


MATERIAL INFO

Tenure: Freehold
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: C
EPC rating: C



Ground Floor



Floor 1

GLA⁽¹⁾
 139.06 m²
 1496.85 ft²

Total

 139.06 m²
 1496.85 ft²

(1) Finished, above grade

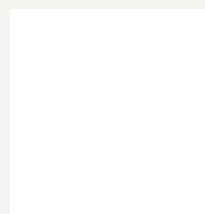
 Ext. wall thickness assumed: 15.24
 cm/6 in

 Calculations reference the ANSI-Z765
 standard. Measurements are
 approximate and not to scale. This
 floor plan is intended for illustration
 only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below


<https://www.winkworth.co.uk/sale/property/NEB260275>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.