



41 Westlands Avenue, Reading, Berkshire. RG2 8EN.

£435,000 Freehold

This beautifully updated three-bedroom semi-detached home in the heart of Shinfield Rise. Thoughtfully improved by its current owners, the property blends comfort, space, and future potential, perfect for growing families or those looking to upsize. Enjoy easy access to the M4 and regular bus routes into Reading town centre, plus a selection of nearby primary and secondary schools. Inside, you'll find a bright lounge, a dedicated study area, a lean-to conservatory, and a spacious kitchen/dining room ideal for entertaining. The bathroom has been stylishly refitted, adding to the home's modern feel. Outside, the large rear garden is a standout feature, complete with a 19ft x 11ft shed equipped with power and lighting, ideal for hobbies, storage, or even a home office. With double glazing, gas central heating, and driveway parking, this home ticks all the boxes.

- Three Bedrooms
- Lounge
- Study Area
- Kitchen/ Dining Room
- Refitted Bathroom
- Large Rear Garden
- Driveway Parking
- Lean to Conservatory





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Property Description

Ground Floor

Entrance Hall

Lounge/ Dining Room

15' 1" MAX x 19' 5" MAX (4.60m x 5.92m)

Study Area

7' 4" x 6' 4" (2.24m x 1.93m)

Refitted Kitchen/ Dining Room

13' 11" x 20' 5" (4.24m x 6.22m)

Lean to Conservatory

7' 3" x 13' 3" (2.21m x 4.04m)

First Floor

Landing

Bedroom One

11' 2" Max x 9' 10" (3.40m x 3.00m)

Bedroom Two

9' 10" x 9' 8" (3.00m x 2.95m)

Bedroom Three

7' 1" x 5' 10" (2.16m x 1.78m)

Refitted Bathroom

Outside

Driveway Parking

Rear Garden

Large Shed

11' 5" x 19' 7" (3.48m x 5.97m) Power and light

Council Tax Band

C

