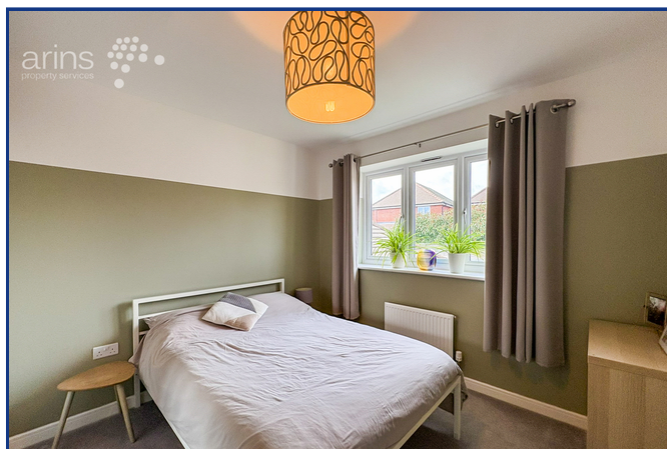


44 Langford Avenue, Spencers Wood, Reading,  
Berkshire. RG7 1ZE.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
Tel: 0118 926 8260  
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Berkshire. RG7 1ZE.

£500,000 Freehold

Arins Shinfield office are proud to present this immaculately presented four-bedroom semi-detached home, situated in a highly sought-after and peaceful development. The property is in a convenient location, providing easy access to local amenities, the M4, Reading town centre, and bus routes. It features a spacious entrance hall, a convenient downstairs cloakroom, and a bay-fronted living room, offering ample space for flexible living. The rear of the house is bathed in natural light, with a well-equipped kitchen that spans three walls and French doors leading to the garden. The garden offers easy access to the side gate and a personnel door into the garage, which is boarded to provide additional storage. At the rear of the garden, there is a charming seating area. Upstairs, you'll find four generously sized bedrooms, with an ensuite to bedroom one, and plenty of space in each room to accommodate wardrobes if desired. The property is maintained to an exceptional standard and is ready for immediate occupation.

- Immaculate condition throughout
- Four good size bedrooms
- Large living area with bay front
- Garage and driveway parking for three cars
- Fully fitted integrated kitchen
- Downstairs cloakroom
- Ensuite to bedroom one
- In a desirable location in Spencers Wood
- Ease of access to M4 and local amenities
- Open plan kitchen/ breakfast room with french doors to garden

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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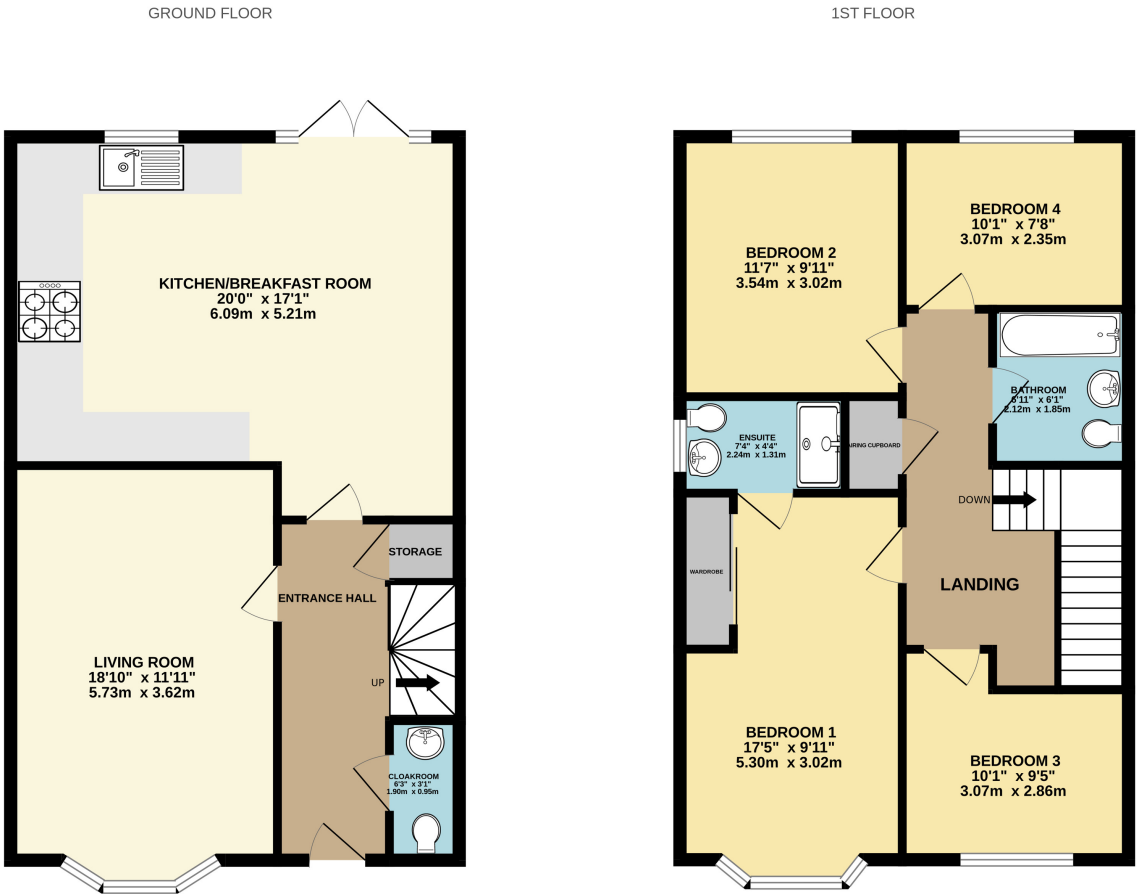
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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TOTAL FLOOR AREA : 1320sq.ft. (122.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Property Description

OUTSIDE

Garage

Driveway parking

Rear garden

Front garden

GROUND FLOOR

Entrance hall

Cloakroom

0.95m x 1.90m (3' 1" x 6' 3")

Living room

3.62m x 5.73m (11' 11" x 18' 10")

Kitchen/ Breakfast room

6.09m x 5.21m (20' 0" x 17' 1")

FIRST FLOOR

Landing

Bedroom 1

5.30m x 3.02m (17' 5" x 9' 11")

Ensuite

Bedroom 2

3.52m x 3.02m (11' 7" x 9' 11")

Bedroom 3

3.07m x 2.86m (10' 1" x 9' 5")

Bedroom 4

3.07m x 2.35m (10' 1" x 7' 9")

Bathroom

Airing cupboard

Council Tax Band

E

