

54 Westminster Way, Lower Earley, Reading,
Berkshire. RG6 4BX.



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£525,000 Freehold

Located on a highly desirable road in Lower Earley, this beautifully extended end-of-terrace home offers extensive upgrades throughout. Spanning three floors, the property benefits from both a ground-floor extension and a loft conversion, offering ample living space. The generously sized ground floor includes an entrance hall, a bright living room, a convenient WC, and a stunning open-plan kitchen/dining/family room. This space has been meticulously refitted to a high standard, featuring double doors that open to the landscaped rear garden. On the first floor, you'll find three well-appointed bedrooms and a stylishly updated family bathroom. The top floor is dedicated to a spacious double bedroom, complete with built-in wardrobe space, eaves storage, and an ensuite shower room. Additional features include UPVC double glazing, gas central heating, driveway parking, and a partially converted garage, as well as an EV charging point. The home also enjoys a prime location, with easy access to top-rated Grammar Schools in Reading, Reading University, and Maiden Erlegh Secondary School, as well as several primary schools within walking distance. The property falls within the catchment area for Radstock Primary School and is conveniently close to the Asda Complex, Earley train station, local bus routes, and major roads like the M4 and A329M.

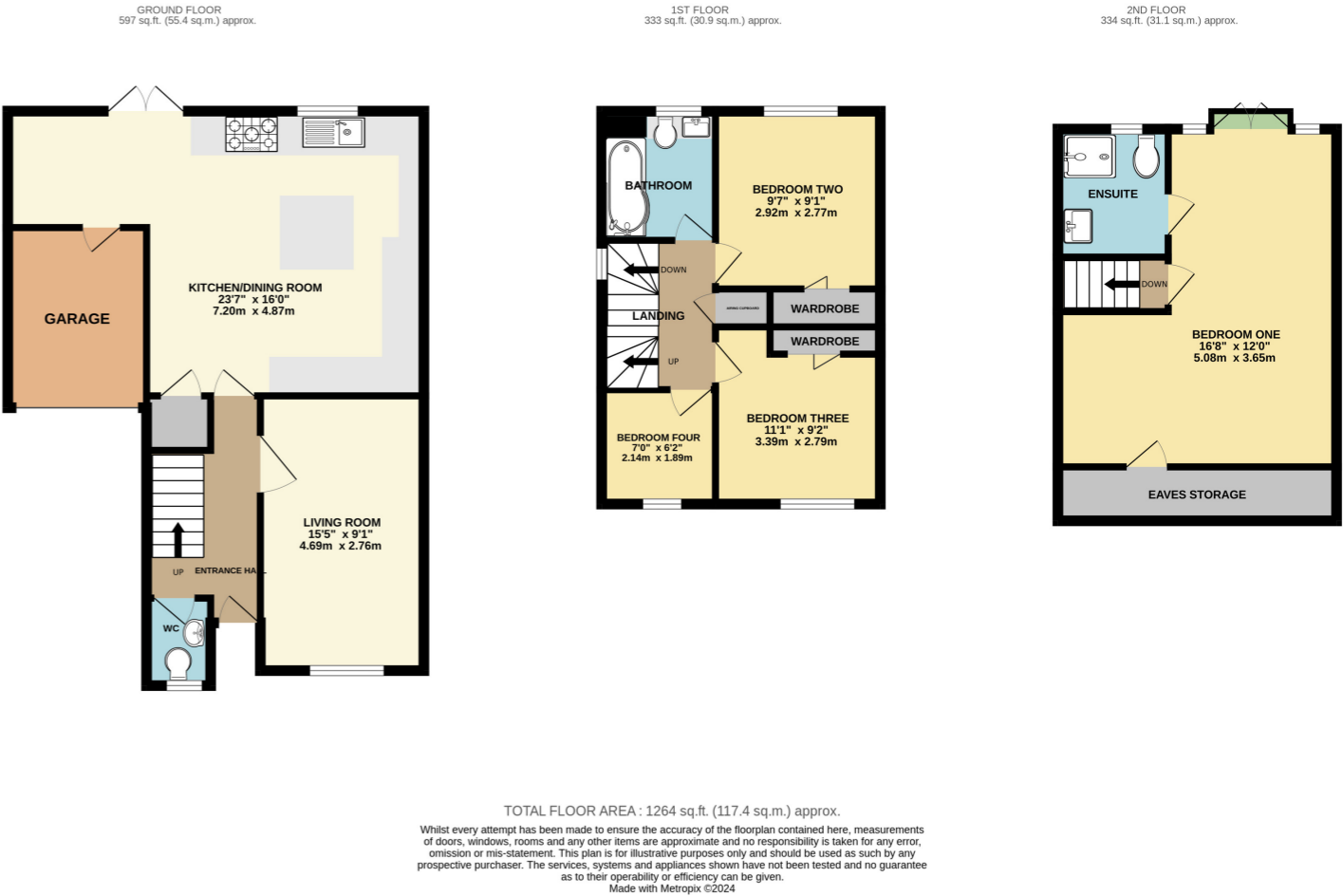
- Potential closed chain above
- Beautifully extended end-of-terrace home
- Spacious three-floor layout with ground floor extension and loft conversion
- Stunning open-plan refitted kitchen/dining/family
- Separate living room
- Downstairs WC
- Top floor master bedroom with ensuite & Juliet balcony
- Refitted family bathroom
- Driveway parking leading to partially converted garage
- Landscaped rear garden
- UPVC double glazing and gas central heating throughout
- EV charging point

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



Property Description

Ground Floor

Entrance Hall

WC

Living Room

4.69m x 2.76m (15' 5" x 9' 1")

Kitchen/Dining/Family Room

7.20m x 4.87m (23' 7" x 16' 0")

First Floor

Landing

Bedroom Two

2.92m x 2.77m (9' 7" x 9' 1")

Bedroom Three

3.39m x 2.79m (11' 1" x 9' 2")

Bedroom Four

2.14m x 1.89m (7' 0" x 6' 2")

Bathroom

Second Floor

Master Bedroom

5.08m x 3.65m (16' 8" x 12' 0")

Ensuite

Outside

Front Garden

Rear Garden

Garage & Driveway

Council Tax Band

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