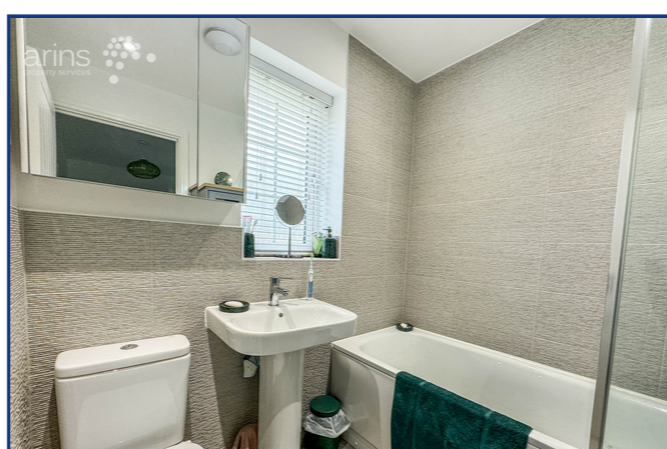
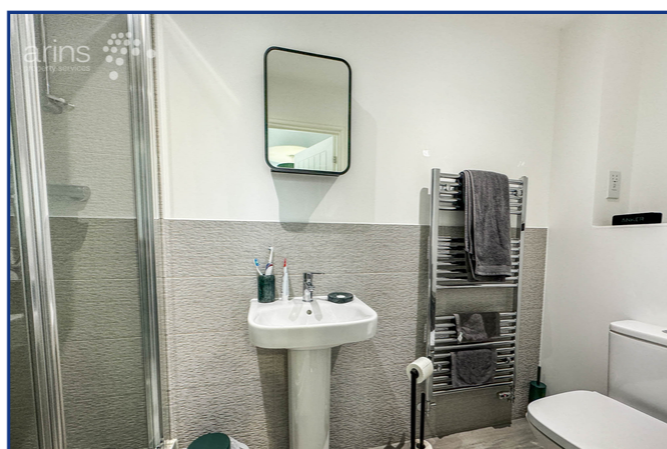


62 Ryeish Lane, Spencers Wood, Reading,
Berkshire. RG7 1SS.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
Tel: 0118 926 8260
www.arins.co.uk



62 Ryeish Lane, Spencers Wood, Reading,
Berkshire. RG7 1SS.

£465,000 Freehold

Nestled within a sought-after newly built development in Spencers Wood, this meticulously maintained detached family home offers the epitome of modern living. The spacious ground floor welcomes you with an large entrance hall leading to a convenient cloakroom and a generously sized, modern fitted kitchen/dining room, perfect for entertaining, as well as a cozy lounge with French doors opening to the rear garden. Upstairs, you'll find three well-appointed bedrooms, including a master bedroom boasting an en-suite, along with a modern family bathroom. Tucked away in a quiet Cul-De-Sac location, it ensures peace and privacy, while off-street parking with 2 allocated spaces, plus ample nearby parking for visitors. The loft with integrated ladder, floor boards, shelves, and lighting offers valuable storage space. Furthermore, the property benefits a south-facing private back garden, with a width exceeding the house, allowing for a tucked-away shed. The large front garden facing green space enhances the property's appeal. Beyond the home's boundaries, Spencers Wood boasts a charming array of local amenities, including a renowned bakery and a vibrant village hall hosting a monthly farmers market. Nature enthusiasts will delight in the abundance of nearby green spaces, such as Langley Mead Nature Reserve, perfect for leisurely strolls and scenic dog walks. Conveniently located for access to the M4 motorway and the A33, as well as the centers of Reading and Wokingham, this home offers both convenience and tranquility.

- Three bedroom detached family home
- Extremely Well Presented
- Open plan kitchen/dining room
- Living room with French doors to rear garden
- Large hallway and landing
- Downstairs WC
- Allocated parking for 2 cars
- Ample parking for visitors nearby
- South facing rear garden
- Closed chain above
- Good sized front & rear gardens

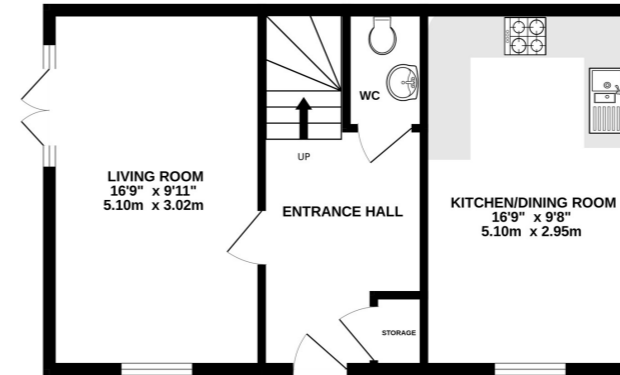
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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.



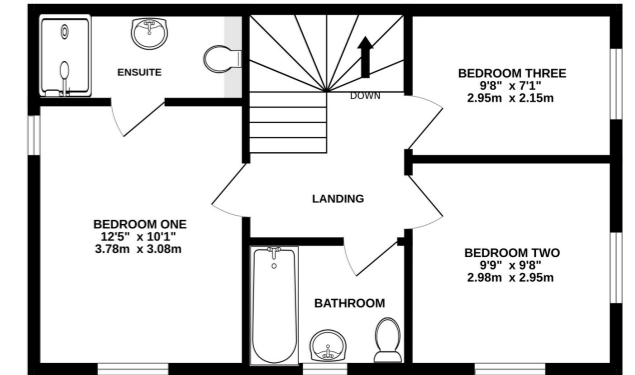
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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

Ground Floor

Entrance Hall

WC

Kitchen/Dining Room

5.10m x 2.95m (16' 9" x 9' 8")

Living Room

5.10m x 3.02m (16' 9" x 9' 11")

First Floor

Landing

Bedroom One

3.78m x 3.08m (12' 5" x 10' 1")

Bedroom Two

2.98m x 2.95m (9' 9" x 9' 8")

Bedroom Three

2.95m x 2.15m (9' 8" x 7' 1")

Bathroom

Outside

Front Garden

Rear Garden

Allocated Parking 2 Cars

Council Tax Band

E

