

Yew Lane, Reading, Berkshire. RG1.

£210,000 Leasehold

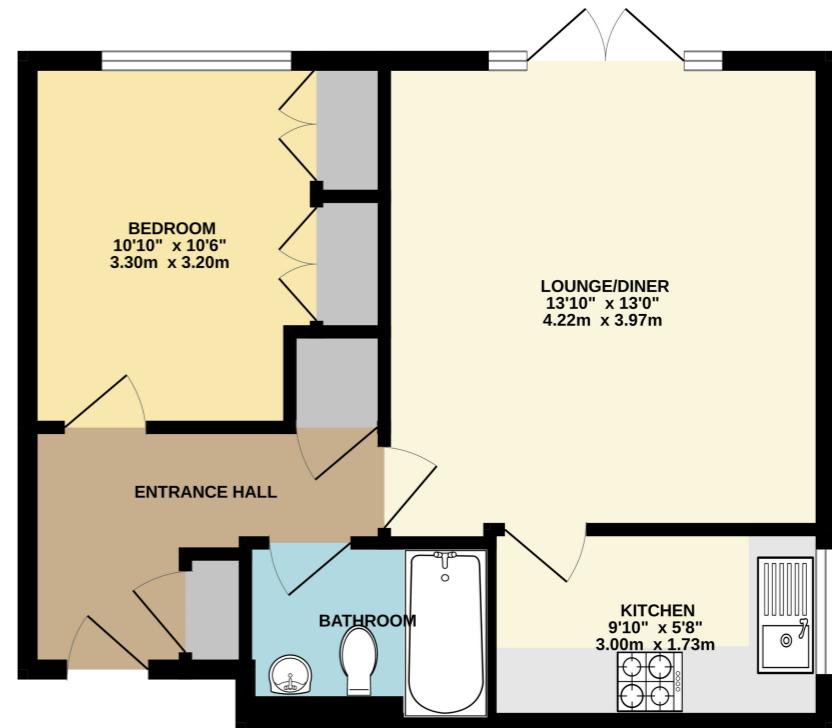
Arins Property Services - Nestled in a peaceful and private location, this delightful one-bedroom ground floor maisonette offers the perfect blend of comfort, convenience, and outdoor living. With no onward chain, it's an ideal opportunity for first-time buyers, downsizers, or investors alike. The property boasts its own private front door and a secluded rear garden with rear access, perfect for enjoying the warmer months or entertaining guests. Inside, the bright and spacious living room is flooded with natural light, featuring elegant French doors that open directly onto the garden. The separate kitchen offers generous cupboard space and a practical layout. The home also includes a bathroom, a well-proportioned entrance hall with two separate storage cupboards, and a comfortable double bedroom complete with built-in wardrobes. Situated just steps from the scenic Holy Brook River, this location is ideal for dog walkers and those who enjoy tranquil evening strolls. Despite its peaceful setting, the maisonette is conveniently close to major transport links, including the M4 motorway and Reading town centre, providing the best of both worlds—quiet seclusion with easy access to urban amenities.

- Ground Floor Maisonette
- Private Rear Garden
- Parking Space
- One Bedroom
- No Onward Chain
- Scenic Views





GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and have not been taken to any scale, dimensions or measurements. 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 working order can be given.
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Property Description

Entrance Hall

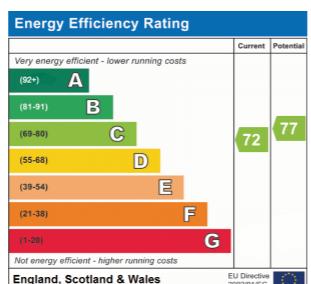
4' 7" x 6' 8" (1.40m x 2.03m)

Council Tax Band

B

Bedroom

10' 6" x 10' 10" (3.20m x 3.30m)



Bathroom

6' 10" x 5' 3" (2.08m x 1.60m)

Living Room

13' 0" x 13' 10" (3.96m x 4.22m)

Kitchen

9' 10" x 5' 8" (3.00m x 1.73m)

Private Rear Garden

with access via the living room and rear access