

Yew Lane, Reading, Berkshire. RG1.



4 Overdown Road
Berkshire
Reading RG31 6PR
Tel: 01189 412951
www.arins.co.uk



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

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

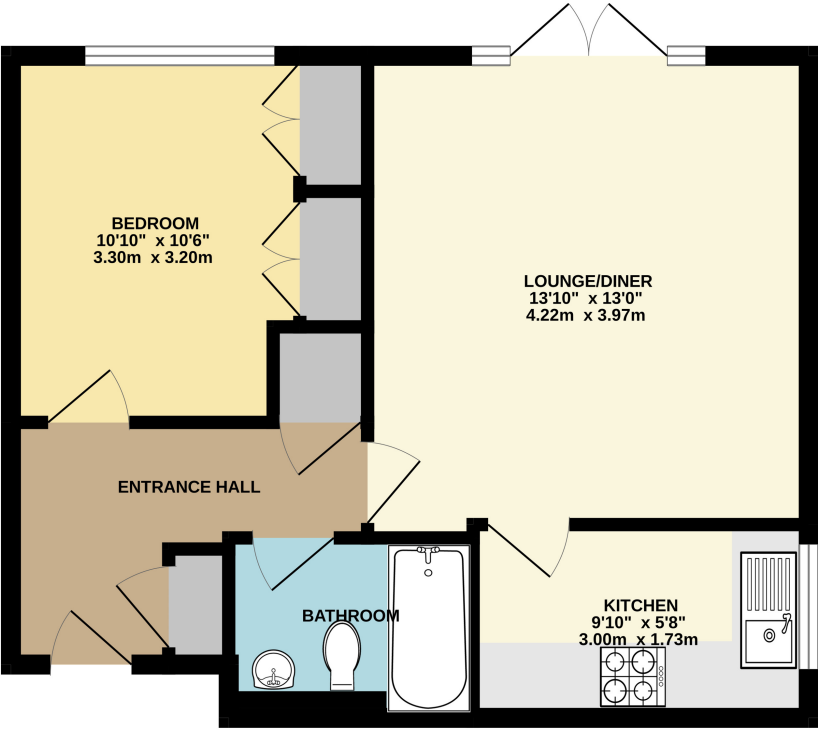
Yew Lane, Reading, Berkshire. RG1.



Have you visited our website for our latest property listings?
www.arins.co.uk



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 floorplans 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.
Made with Mapbox and iStock

Property Description

Entrance Hall

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

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

Council Tax Band

B

