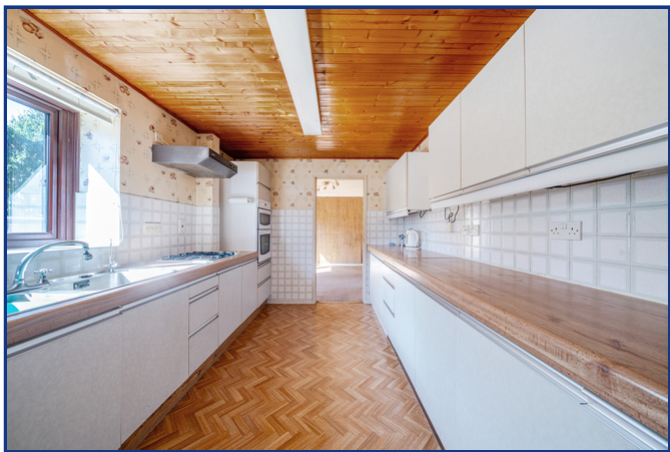


12 Bythorn Close, Lower Earley, Reading, Berkshire.
RG6 3BH.



3 Maiden Lane Centre
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12 Bythorn Close, Lower Earley, Reading,
Berkshire. RG6 3BH.

£580,000 Freehold

NO ONWARD CHAIN Positioned in a quiet cul-de-sac and occupying a generous corner plot, this detached family home, constructed by the reputable Pye Homes in the 1980s, offers fantastic potential throughout. Although in need of some modernisation, the property presents an excellent opportunity to create a spacious and well-appointed family residence. The ground floor accommodation comprises a welcoming entrance hall, a spacious living room, a separate dining room, kitchen, downstairs WC, and a useful utility room. Upstairs, there are four bedrooms, including a master with en-suite shower room, as well as a refitted family shower room. Additional benefits include a large double garage with internal access, an ample driveway with parking for several vehicles, and a pleasant front garden. The boiler was replaced within the last three years. The rear garden is private and well maintained, offering a peaceful outdoor space for relaxation and entertaining. There is clear scope for future extension (subject to planning permission), with a neighbouring property currently extending above their garage and porch. Ideally located within walking distance of local amenities, green spaces, and highly regarded schools, including Hawkedon and Loddon Primary Schools (both within a 5-minute walk), and close proximity to Maiden Erlegh School. Excellent transport links are nearby. The Loddon River, Earley and Winnersh Triangle train stations, and the M4 are all easily accessible, making this home perfect for families and commuters alike.

- NO ONWARD CHAIN
- Detached family home
- Four bedrooms, en-suite to master
- Refitted shower room
- Two reception rooms, separate utility
- Double garage with internal access
- Ample driveway parking
- Well maintained private garden
- Walking distance to excellent schools & transport links

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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Bythorn Close, Reading, RG6

Approximate Area = 1162 sq ft / 107.9 sq m
Garage = 289 sq ft / 26.8 sq m
Total = 1451 sq ft / 134.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Ar GRP Ltd (Arins Property Services). REF: 1317485

Property Description

Ground Floor

Entrance Hall

Living Room

6.04m x 3.32m (19' 10" x 10' 11")

Dining Room

3.63m x 2.70m (11' 11" x 8' 10")

Kitchen

3.67m x 2.70m (12' 0" x 8' 10")

Utility Room

2.68m x 2.30m (8' 10" x 7' 7")

WC

First Floor

Landing

Bedroom One

4.31m x 2.73m (14' 2" x 8' 11")

Bedroom Two

4.31m x 2.73m (14' 2" x 8' 11")

Ensuite

Bedroom Three

3.11m x 2.45m (10' 2" x 8' 0")

Bedroom Four

3.02m x 2.14m (9' 11" x 7' 0")

Bathroom

Outside

Front Garden

Rear Garden

Double Garage

Council Tax Band

E

