



**Ryhill Way, Lower Earley READING RG6 4AZ**



**welcome to**

**Ryhill Way, Lower Earley READING**

We present to you, this stunning five bedroom detached home in a very popular location in Lower Earley. It comprises a large living area and dining room, a large conservatory that leads to a stunning garden. The kitchen is of a high standard and has a separate utility area. **MUST VIEW!**





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

19' 8" x 12' 10" ( 5.99m x 3.91m )

**Dining Room**

12' 10" x 10' 2" ( 3.91m x 3.10m )

**Conservatory**

13' 9" x 10' 11" ( 4.19m x 3.33m )

**Kitchen**

14' 7" x 10' 11" ( 4.45m x 3.33m )

**Utility Room**

**Landing**

**Master Bedroom with  
Ensuite**

15' 4" x 13' 9" ( 4.67m x 4.19m )

**Bedroom Two with Ensuite**

**Bedroom Three**

15' x 10' 6" ( 4.57m x 3.20m )

**Bedroom Four**

13' 1" max x 10' 2" max ( 3.99m max x 3.10m max )

**Bedroom Five/Office**

9' 6" x 8' 8" ( 2.90m x 2.64m )

**Family Bathroom**

**Enclosed Garden**

**Double Garage**

**Large Driveway**

Total floor area 202.4 m<sup>2</sup> (2,179 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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## Ryhill Way, Lower Earley READING

- Five bedrooms
- Lots of character
- Desirable location
- Huge footprint
- Driveway/garage

Tenure: Freehold EPC Rating: Awaited

guide price

**£825,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOE108417 - 0005

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