



Hyde End Lane, Ryeish Green, Reading, RG7 1EP

£465,000

Walmsley

## Hyde End Lane, Ryeish Green, Reading, RG7 1EP

An attractive three-bedroom semi-detached family home, ideally situated within close proximity to Junction 11 of the M4, providing convenient access to Reading University, the Royal Berkshire Hospital, and the town centres of both Reading and Wokingham.

The property features - entrance hall, living room, separate dining room, and fitted kitchen. The first floor comprises three bedrooms, cloakroom, and family bathroom. The property benefits from gas central heating. Positioned on a generous plot, the property offers potential for extension, subject to the necessary permissions.

Additional features include offroad parking, a garage, and an enclosed rear garden, providing both privacy and outdoor space.

Viewing recommended

Tax Band - D

EPC - C

## Tenure - Freehold





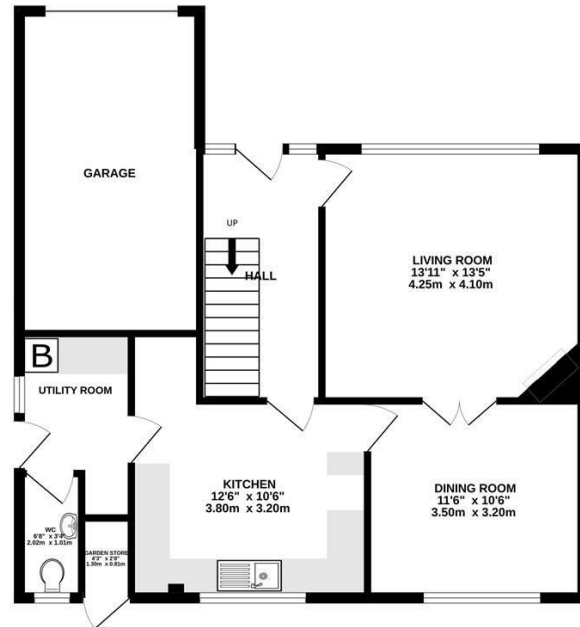
- Semi-detached House
- Three Bedrooms
- Semi rural location
- Driveway and garage
- Popular location
- Extension potential (subject to permission)

 3
  1
  2
  C

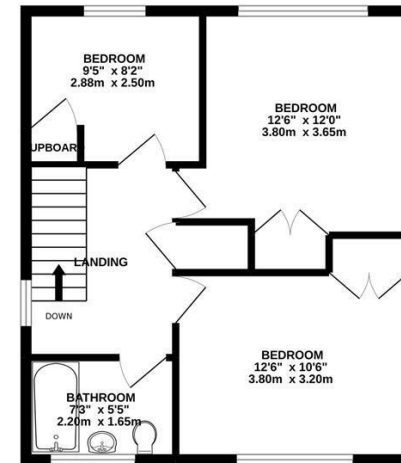
RESIDENTIAL SALES • LETTINGS • PROPERTY MANAGEMENT • NEW HOMES



GROUND FLOOR  
786 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.7 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.  
Made with Metropix ©2022

Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



9-11 Bridge Street, Caversham, Reading, RG4 8AA  
Email: [cavershamsales@walmsley.co.uk](mailto:cavershamsales@walmsley.co.uk) [www.walmsley.co.uk](http://www.walmsley.co.uk)

0118 947 0511

