

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



TYMAWR, CAVERSHAM HEIGHTS READING, RG4 7XR

£725,000

A lovely five bedroom detached home very well presented internally and situated in this popular location only a three minute walk to countryside walks. Includes 20ft living room, 18ft kitchen/dining room, snug/office, utility room, two en-suites, garage & parking and a south facing level rear garden

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

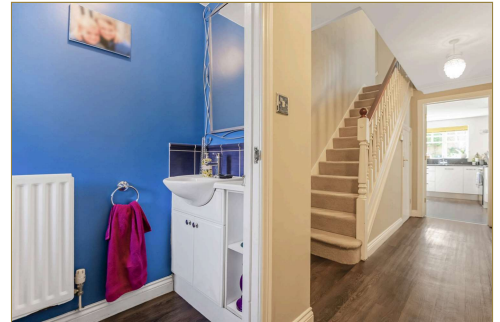
ENTRANCE HALL

Karndean flooring, stairs to first floor, understairs cupboard



CLOAKROOM

Two piece suite comprising inset wash hand basin and cupboard below, W.C., radiator, arch front aspect window



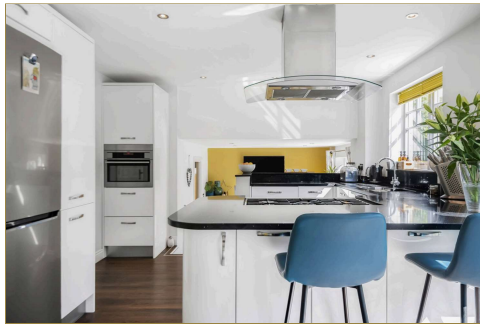
LIVING ROOM

Front aspect bay window, Karndean flooring, two radiators, tv point



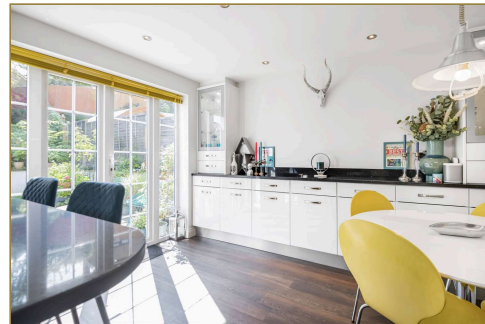
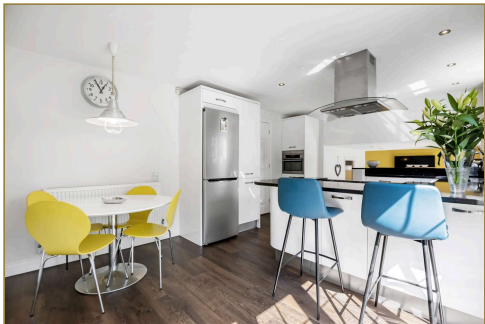
KITCHEN/DINING ROOM KITCHEN

Fitted with Quartz worktops with integrated breakfast bar and upstands, range of cupboards and drawers, fitted stoves, range style oven, one and a half bowl sink unit, further fitted AEG oven microwave, built in dishwasher



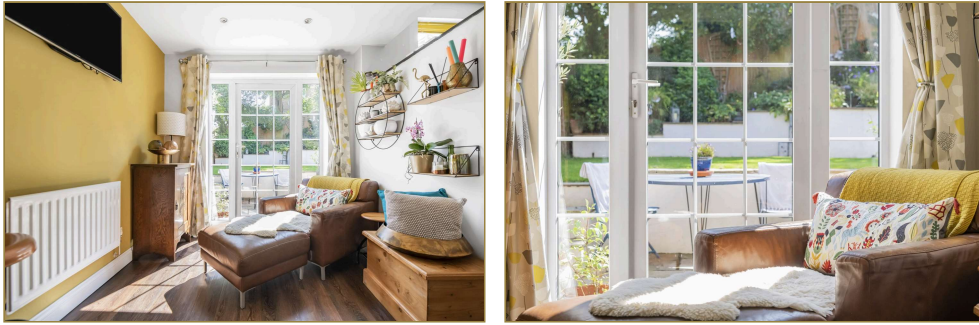
BREAKFAST/DINING AREA

Further matching Quartz worktops, and kitchen units, space for table and chairs, radiator, double doors leading to garden, Karndean flooring, stairs lead down to



SNUG/SEPARATE DINING AREA

Further glazed door to rear garden, radiator, flooring, wall tv point, door to



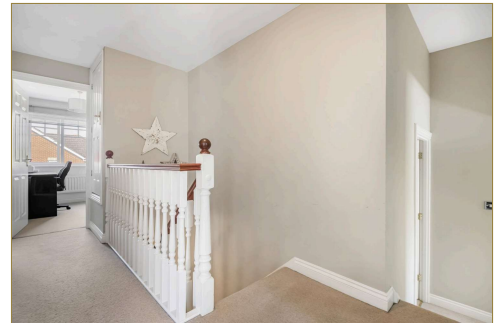
UTILITY ROOM

Fitted with worktops, stainless steel sink unit, range of cupboards and drawers, space for washing machine and tumble dryer, wall mounted gas boiler, door to side



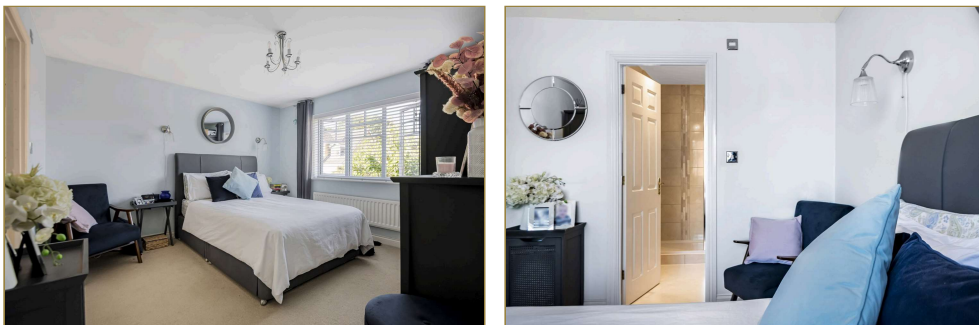
STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

Radiator, hatch to loft space with ladder, airing cupboard



BEDROOM ONE

Front aspect, radiator, door to



EN-SUITE SHOWER ROOM

Three piece suite comprising double width shower, inset wide wash hand basin and cupboard below, W.C., side aspect, spotlights



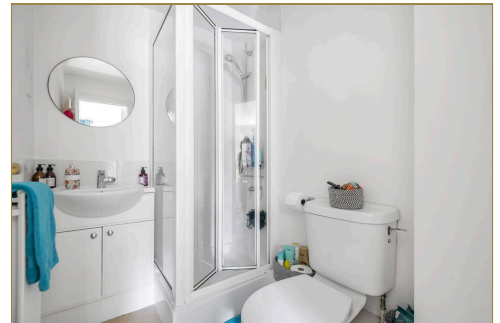
BEDROOM TWO

Rear aspect, radiator, door to



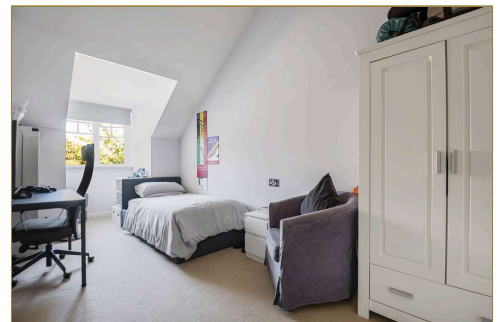
EN-SUITE SHOWER ROOM

Three piece suite comprising shower cubicle, inset wash hand basin and cupboard below, W.C., radiator



BEDROOM THREE

With 10ft high ceiling, front aspect, radiator



BEDROOM FOUR

With 10ft high ceiling, rear aspect, radiator



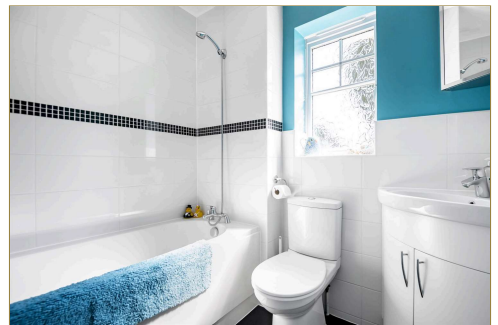
BEDROOM FIVE

Front aspect, radiator



BATHROOM

Modern three piece suite comprising: Panelled bath, inset wash hand basin with cupboards below, W.C., radiator, tiled surrounds and rear aspect window



REAR GARDEN

Fine feature landscaped to offer a level garden with a south facing garden enclosed but panel fencing, including two patio areas leading to lawn and garden with raised flower beds, side access gate and outside tap





GARAGE

With up and over door



PARKING

Off road parking to front of garage

DIRECTIONS

From central Caversham proceed into Hemdean Road, at the mini roundabout turn left into Oakley Road, at the crossroads turn right into Kidmore Road. Take the right turn into Hunters Chase, follow the road to the bottom and turn right into Tymawr

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

1,615 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

- Emmer Green Primary School
- The Hill Primary School
- The Heights Primary School
- Highdown School and Sixth Form Centre

COUNCIL TAX

Band F

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

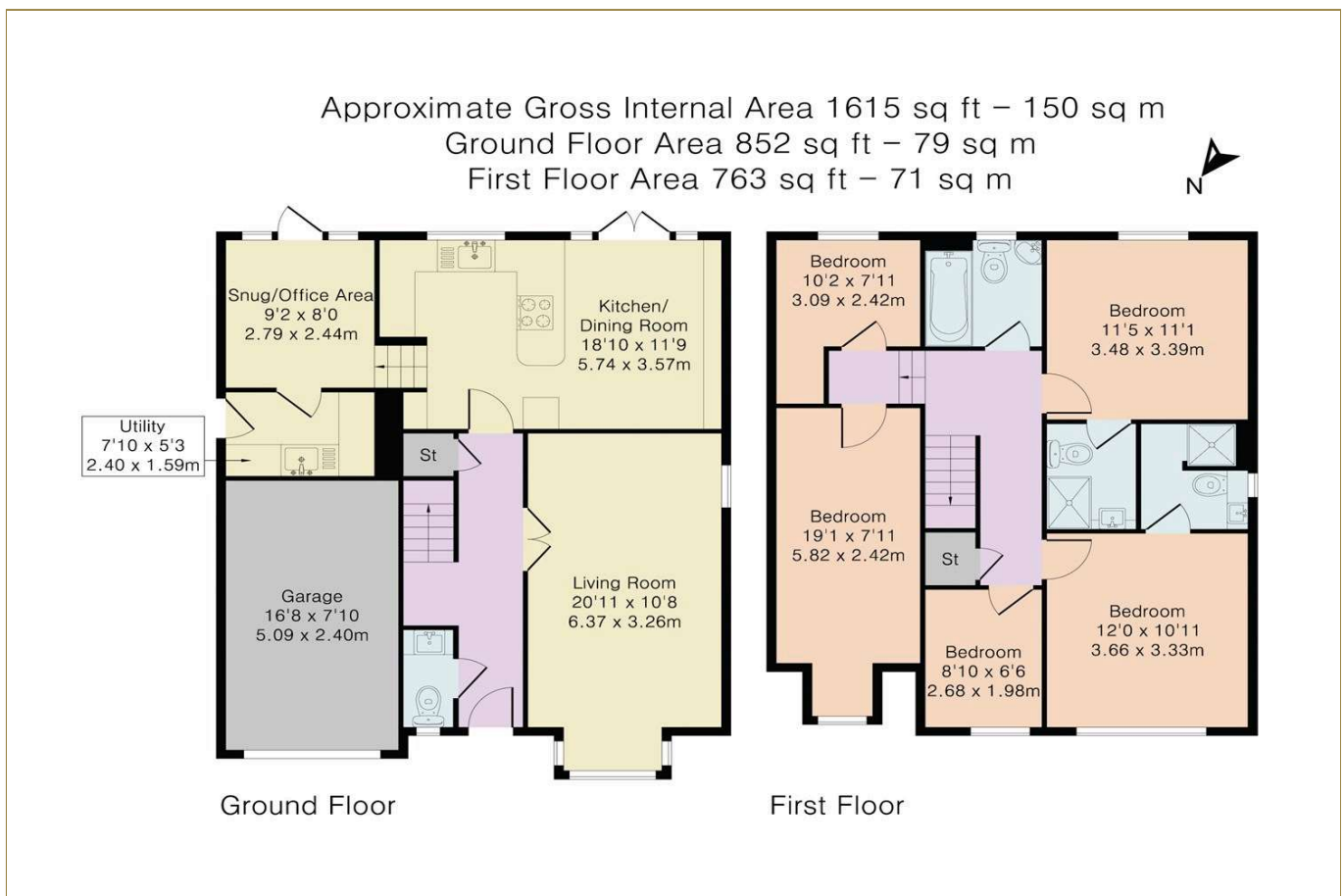
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating C

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2603-8310-2007-3051>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

