

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



TYLER CLOSE, CAVERSHAM READING, RG4 7JQ

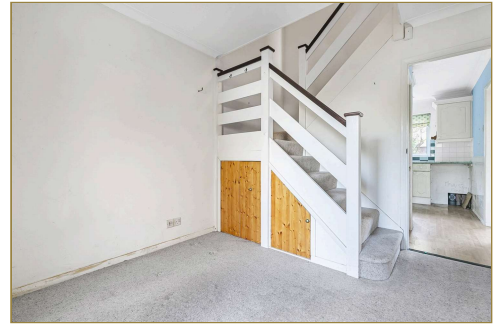
£435,000

Discover your dream family home in the peaceful and desirable location of Tyler Close, Caversham Heights. This three-bedroom end terrace property boasts a garage in block, rear access from garden, and a spacious entrance hall. Don't miss out on this rare opportunity!

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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RECEPTION HALL

Large open entrance hall, with understairs storage



LIVING ROOM

16.5ft by 10ft large lounge with front bay window looking over walk way and greenery



DINING ROOM

10ft by 10ft dining room with patio doors out to the rear garden



KITCHEN

To the rear of the property with understairs storage and space for dishwasher and washing machine, with built in oven and electric hob



BEDROOM ONE

13ft by 11ft master bedroom with built in wardrobes



BEDROOM TWO

Good size double bedroom to the rear of the property with built in storage



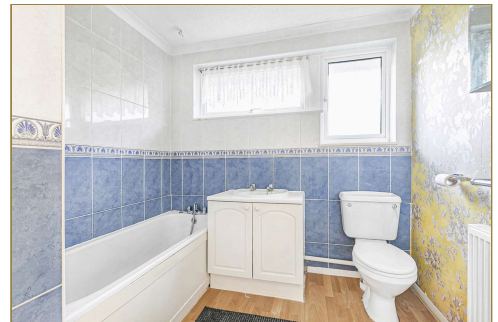
BEDROOM THREE

Smaller double bedroom to the front of the property



BATHROOM

3 piece family bathroom



REAR GARDEN

Approx. 45ft rear garden, with gate to side access



GARAGE

Located in a nearby block

SCHOOL CATCHMENT

Emmer Green Primary School

The Hill Primary School

The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

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 D

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/9500-6372-0622-7403-3953>

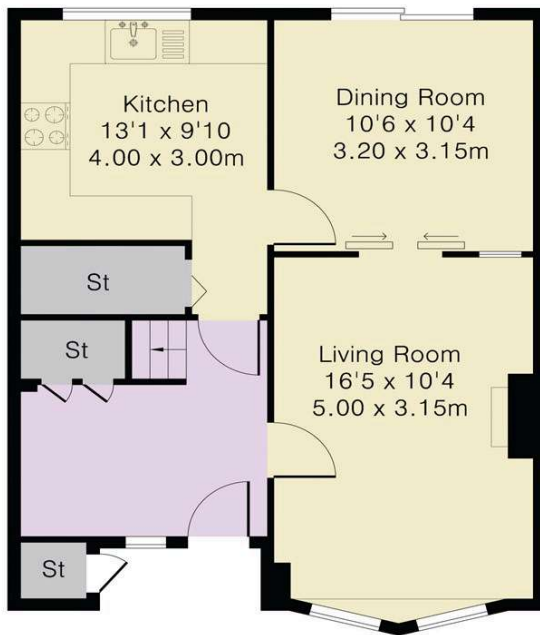
FLOORPLAN

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

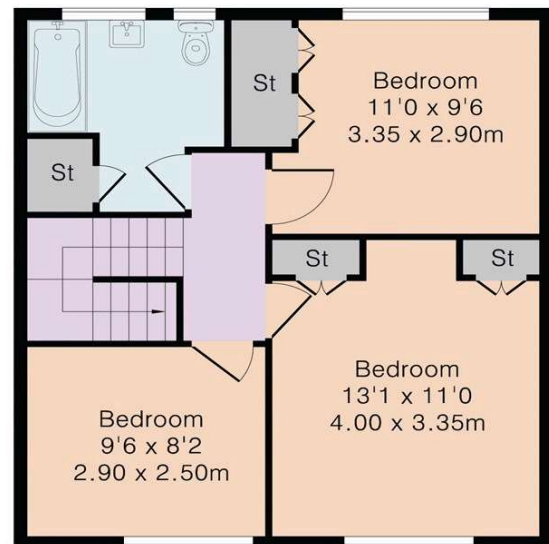
Approximate Gross Internal Area 987 sq ft - 92 sq m

Ground Floor Area 514 sq ft – 48 sq m

First Floor Area 473 sq ft – 44 sq m



Ground Floor



First Floor