

# 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  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

### **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



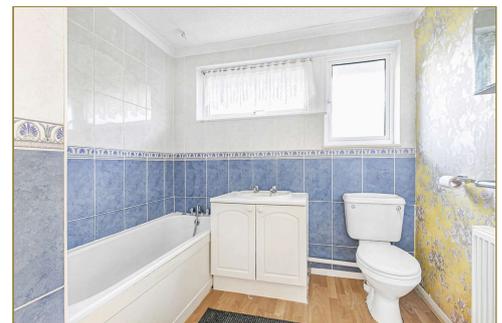
**BEDROOM THREE**

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>

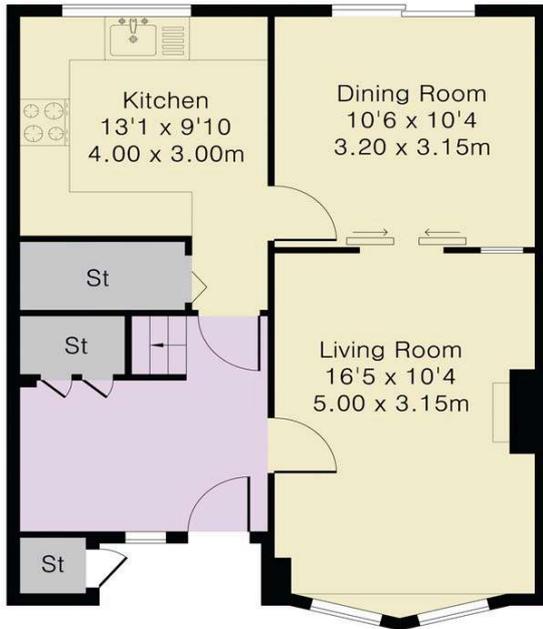
**FLOORPLAN**

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

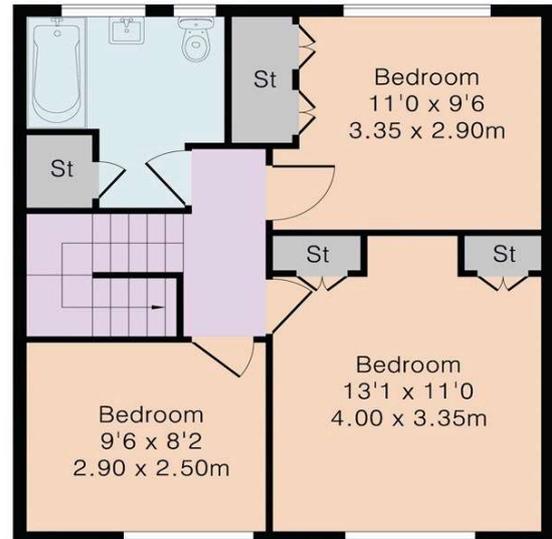
**Approximate Gross Internal Area 987 sq ft - 92 sq m**

Ground Floor Area 514 sq ft – 48 sq m

First Floor Area 473 sq ft – 44 sq m



Ground Floor



First Floor