

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**WINCROFT ROAD, CAVERSHAM HEIGHTS
READING, RG4 7HH**

Price Guide £800,000

A large four bedroom detached bungalow, completely renovated and extended to a high standard. Includes 26ft open plan kitchen/family room/dining room, master bedroom suite with ensuite shower room and dressing area, further ensuite to bedroom two, utility room and lovely south facing garden with large parking area. No onward chain

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SITUATION

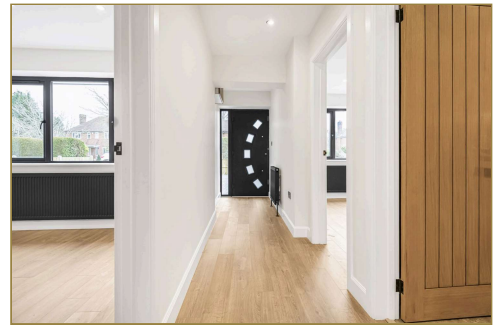
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

ENTRANCE

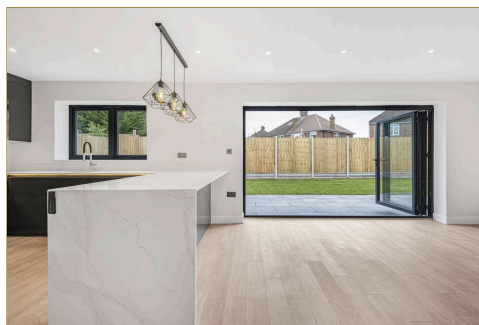
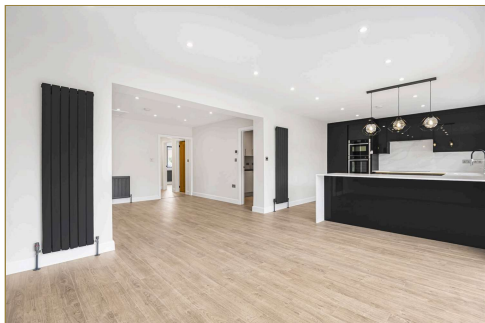
Front door to

RECEPTION HALL

With radiator and laminate flooring throughout, through to

**26ft LIVING/KITCHEN/DINING ROOM**

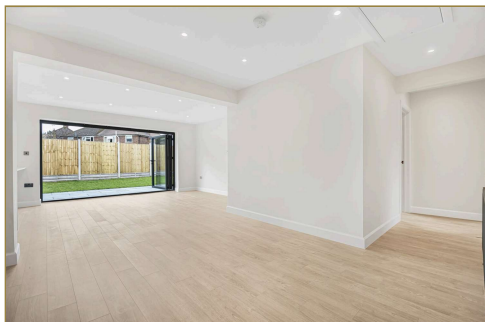
Magnificent open plan room natural zones for living, kitchen and dining areas. Rear aspect double glazed window and large double glazed bi-fold doors leading to garden, three radiators, spotlights, access to loft space



KITCHEN newly fitted with integrated NEFF appliances, quartz worktops and upstands with inset sink unit, multi purpose mixer tap, extensive range of eye and base units, wide induction hob with concealed extractor above and integrated oven and microwave. Further integrated fridge/freezer, dishwasher, preparation work surface and breakfast bar, pull out waste bin, vertical radiator and spotlights



Large adjacent area for living and dining areas, two further radiators

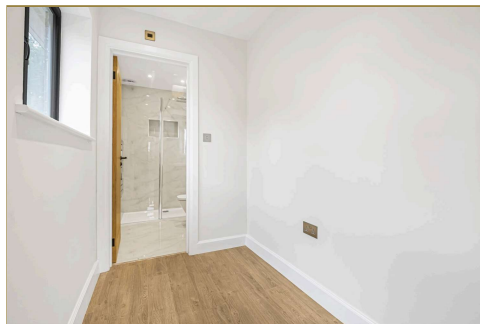
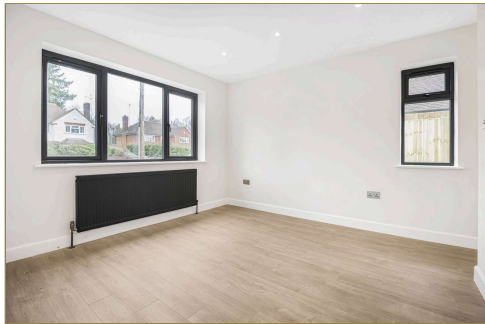


UTILITY ROOM

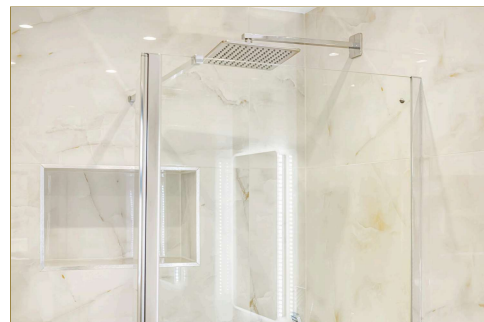
Fitted to comprise: worktops, multi purpose mixer tap, range of base and eye level units, cupboard housing fitted gas boiler, plumbing for washing machine, spotlights

**MASTER BEDROOM SUITE**

With dual aspect double glazed windows, radiator, dressing area with side aspect double glazed window, spotlights, through to

**EN SUITE SHOWER ROOM**

Comprising double width shower, wall mounted wash hand basin with drawers under, W.C., fully tiled walls and floor, chrome heated towel rail and side aspect double window, spotlights, fitted mirror/light

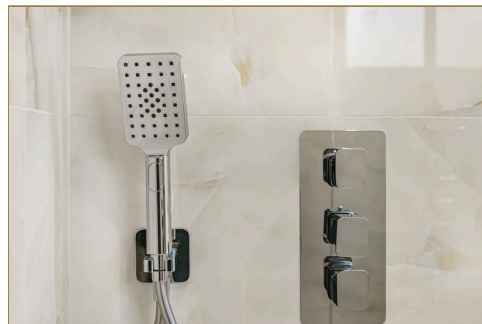
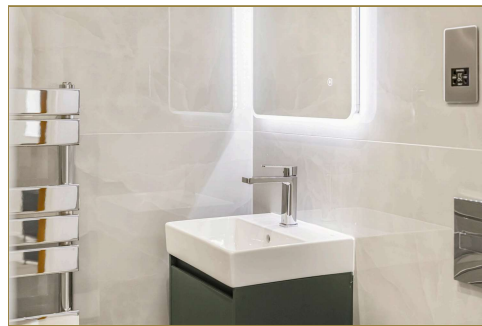


**BEDROOM TWO/GUEST BEDROOM**

With rear aspect double glazed window, radiator, spotlights, door to

**ENSUITE SHOWER ROOM**

Comprising walk in double width shower, wall mounted wash hand basin with cupboard below, W.C., chrome heated towel radiator and fully tiled walls and floor, spotlights



BEDROOM THREE

With front aspect double glazed window, radiator, spotlights



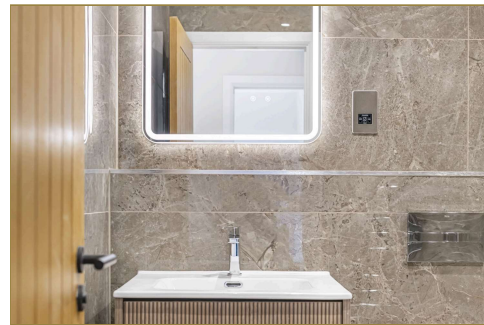
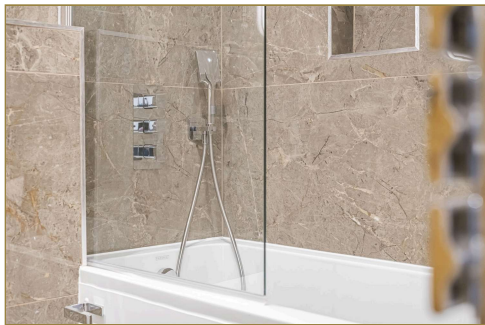
BEDROOM FOUR/STUDY

With front aspect double glazed window, radiator, spotlights



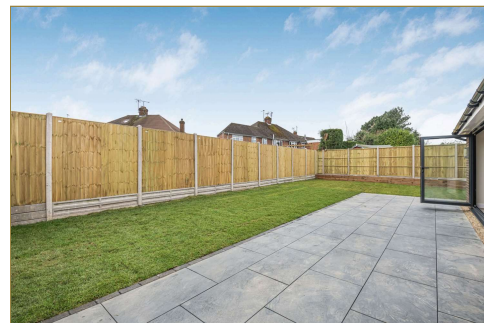
BATHROOM

Comprising shower bath, wall mounted wash hand basin with double drawers, W.C., fully tiled walls and floor, chrome heated towel radiator, spotlights, fitted mirror/light



REAR GARDEN

At the rear of the property is a wide level south facing lawned garden with large entertaining patio area. Side gate access front to rear, outside power, lighting and water tap, timber fencing. The gardens extend approximately 30ft in depth and 50ft wide





OUTSIDE

The front of the property has a drive and off road parking with lawned garden area and timber fenced enclosures

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School

The Hill Primary School

The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band E

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

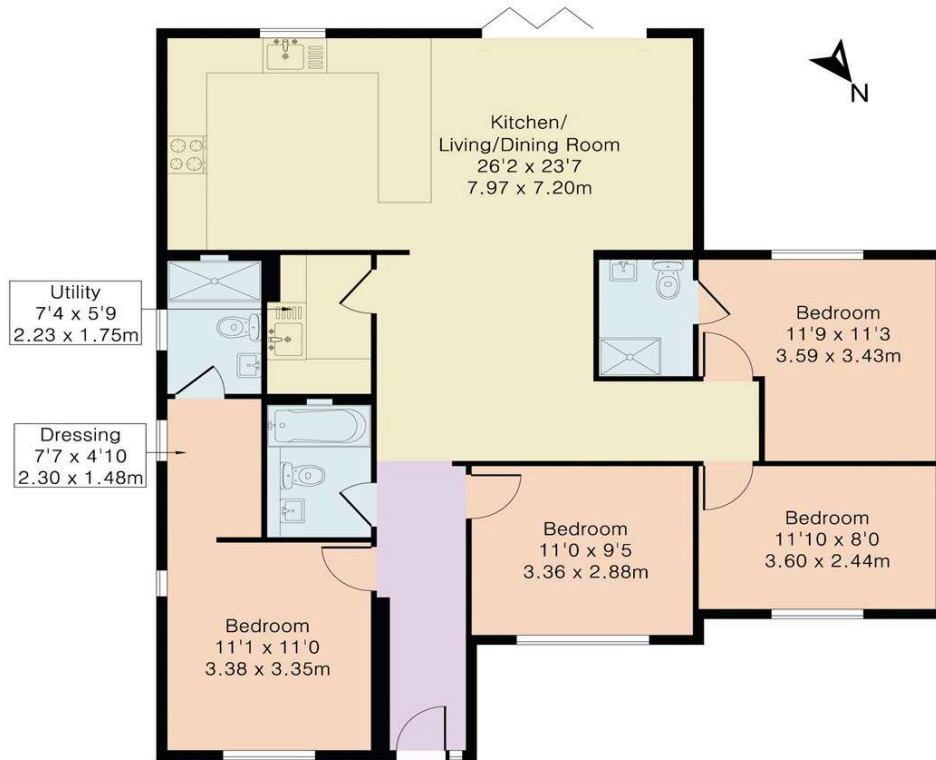
Energy Rating C

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/4035-2727-3300-0973-5206>

FLOOR PLAN

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

Approximate Gross Internal Area 1203 sq ft - 112 sq m



LOCATION

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

