

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



GLYNCASTLE, CAVERSHAM HEIGHTS READING, RG4 7XF

£750,000

A superbly appointed four bedroom detached house, offering a lovely redesigned open plan 23ft fitted kitchen/dining room with excellent presentation throughout. Occupying an enviable peaceful position, with a private south facing rear garden and overlooking a small green to the front, with countryside walks just minutes away

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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

RECEPTION HALL

Karndean flooring, radiator, storage cupboard, staircase to first floor

**CLOAKROOM**

Circular wash hand basin, W.C., front aspect, radiator

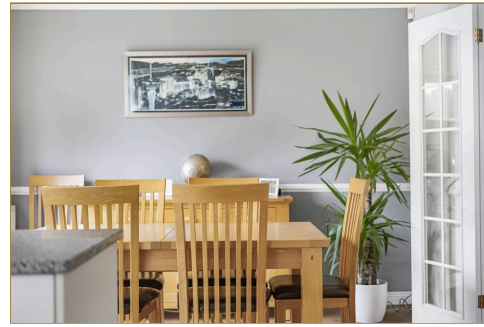
**LIVING ROOM**

Front aspect square bay window, attractive cast iron fireplace offering real fire facility with gas point, dado, uplights, two radiators

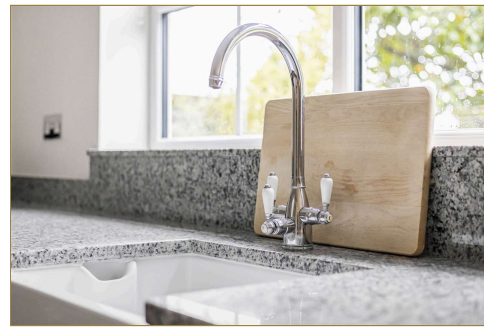


KITCHEN/DINING ROOM

Super open plan room with sliding bifold doors with blind inserts leading to garden, Karndean flooring



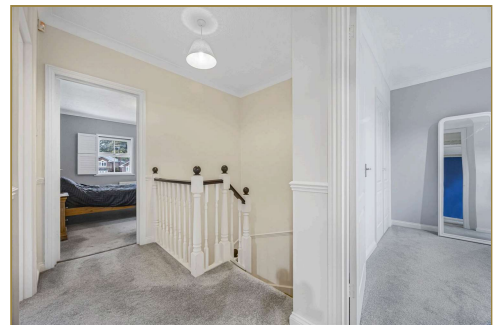
KITCHEN superbly fitted with complimenting kitchen units and granite worktops with inset enamel Belfast sink, Aga style range cooker with concealed extractor hood over, integrated dishwasher and fridge/freezer, further dresser unit with display lighting, door to

**UTILITY ROOM**

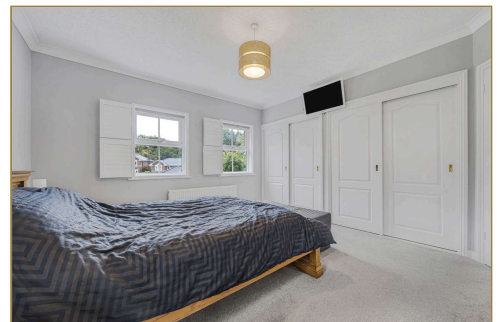
Fitted with complimenting kitchen units and granite worktops, wall mounted gas boiler, radiator, door to outside, plumbing for washing machine and space for tumble dryer, door to outside

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

Access to loft, airing cupboard housing hot water cylinder with shelving

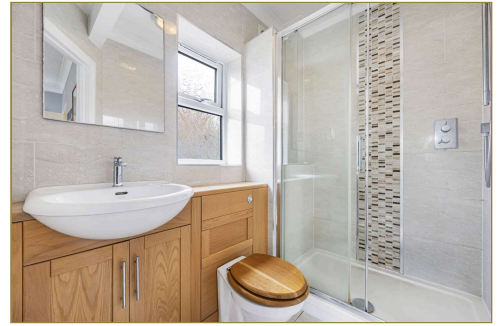
**BEDROOM ONE**

Front aspect, full width double wardrobe, radiator, door to



EN SUITE SHOWER ROOM

Three piece suite comprising walk in double width shower, fitted wash hand basin and W.C., side aspect, chrome radiator, tiled floor

**BEDROOM TWO**

Rear aspect, built in double width wardrobe, radiator

BEDROOM THREE

Rear aspect, built in double width wardrobe, radiator

BEDROOM FOUR

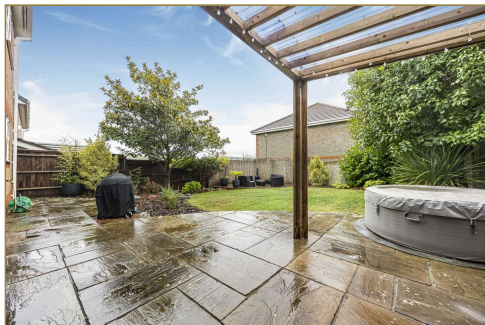
Front aspect, built in wardrobe, radiator

BATHROOM

Three piece suite comprising panelled bath with separate integrated shower, fitted wash hand basin, W.C., chrome radiator, rear aspect, tiled floor

**REAR GARDEN**

South facing garden with large paved patio to immediate rear of the property with further decked area to the rear, complemented by an array of shrubs to the borders, side access gate, outside tap



OUTSIDE

To the front is a shared driveway for three properties that leads to the garage and over looks a small open green

**GARAGE**

With up and over door, light and power and rear access door.

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 F

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 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/0179-3955-9200-6275-2204>

FLOOR PLAN

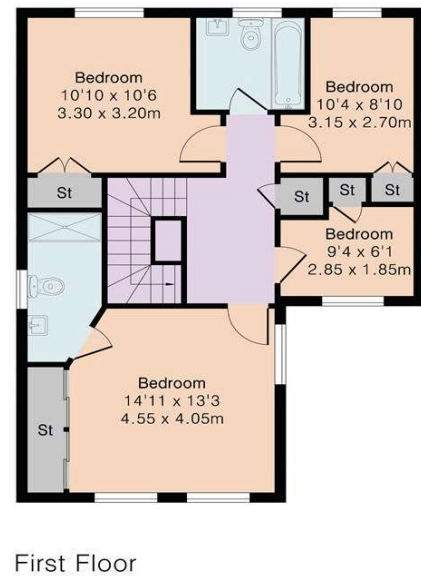
These floor plans are for guidance purposes only and are not to scale

**Approximate Gross Internal Area 1296 sq ft - 120 sq m
(Excluding Garage)**

Ground Floor Area 658 sq ft – 61 sq m

First Floor Area 638 sq ft – 59 sq m

Garage Area 167 sq ft – 16 sq m



LOCATION

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

