

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**YARNTON CLOSE,
CAVERSHAM, RG4 8UW**

£695,000

A four bedroom extended detached family residence occupying a generous wide and secluded plot and set in a peaceful cul-de-sac within a quarter of a mile of Emmer Green shops, providing scope to improve and enhance. No chain

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

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ENTRANCE

Covered entrance porch and front door to

RECEPTION HALL

With radiator, understairs storage cupboard and meter cupboard

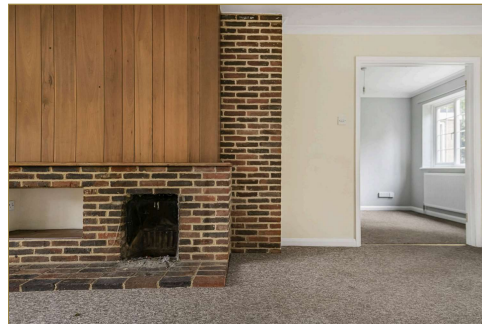


CLOAKROOM

With W.C., wash hand basin, radiator, front aspect obscure double glazed window

LIVING/DINING ROOM

Full length dual aspect room with front double glazed window and rear sliding patio doors to garden, two radiators, open fireplace with brick hearth surround and mantel over with display plinth and gas point



FAMILY ROOM

With rear aspect double glazed window, radiator



STUDY

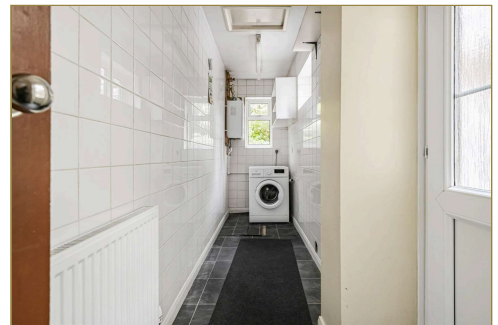
With front aspect double glazed window, radiator

**FITTED KITCHEN**

Comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of base level units with laminated work surfaces, tiled surrounds, inset four ring gas hob, split level integrated double oven, space for fridge, radiator, side aspect double glazed window. Door to

**UTILITY ROOM**

Dual aspect double glazed windows with plumbing for washing machine, wall mounted gas boiler, radiator, tiled surrounds and double glazed door to side and garden

**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

With access to loft space above, radiator, built in airing cupboard housing hot water tank

BEDROOM ONE

With rear aspect double glazed window, radiator, built in wardrobe with cupboard space above and inbuilt dressing table, further fitted wardrobe with sliding doors



BEDROOM TWO

With front aspect double glazed window, radiator, built in double wardrobe with cupboard space above

**BEDROOM THREE**

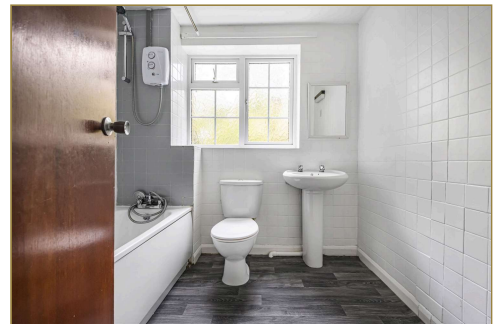
With front aspect double glazed window, radiator

**BEDROOM FOUR**

With rear aspect double glazed window, radiator

**BATHROOM**

With white suite comprising panelled bath with independent shower unit, wash hand basin, W.C., heated towel rail, tiled walls and side aspect obscure double glazed window



REAR GARDEN

At the rear of the property are extensive wide level secluded gardens predominately laid to lawn with timber fenced enclosures, patio area adjacent to the property and an array of maturing trees and evergreens providing year round seclusion

**OUTSIDE**

The wide frontage has accommodated the side study extension with driveway leading along the side of the property with hard standing and original garage beyond. In all the gardens extend approximately 80ft x 60ft, outside water tap.

The front of the property is entered via tarmac driveway with open lawned garden area and paved pathway to front door

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at traffic lights fork left into Peppard Road, continue to Emmer Green past the shops on the right hand side and turn left into Yarnton Close

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green 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

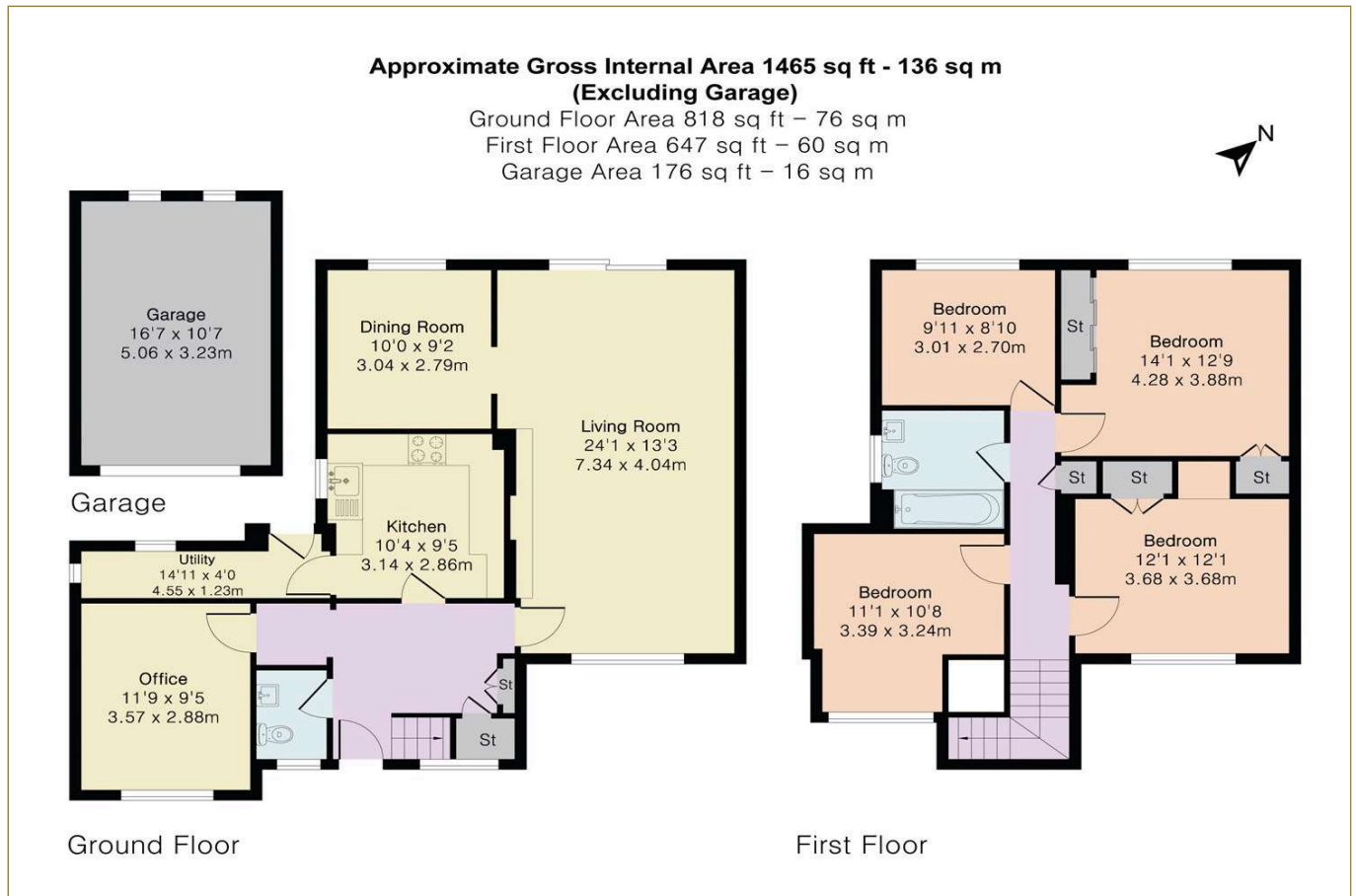
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/8534-9326-3300-0361-9296>

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

