

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **HEWETT CLOSE, CAVERSHAM HEIGHTS READING, RG4 7ER**

**£575,000**

A rarely available detached chalet style bungalow peacefully situated in a cul-de-sac abutting the grounds of The Heights School and Mapledurham Playing Fields with ground floor master suite, living room, dining room, kitchen and conservatory, plus two first floor bedrooms providing particularly spacious accommodation with garage and parking

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)

**ENTRANCE**

uPVC front door to

**ENCLOSED ENTRANCE PORCH**

With dual aspect double glazed windows and front door to

**RECEPTION HALL**

With radiator, staircase to first floor and understairs storage cupboard



**LIVING ROOM**

Dual aspect with side double glazed window, rear double glazed arch window and sliding patio doors to conservatory. Central stone fireplace with hearth surround and mantel over with fitted electric fire, radiator



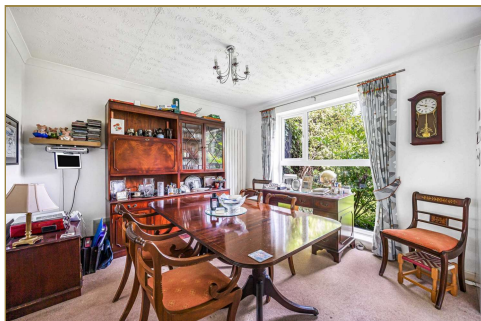
**CONSERVATORY**

Useful addition, brick built with double glazed windows and sliding patio doors to garden, with power



**DINING ROOM**

Entered from both reception hall and living room. With front aspect double glazed window, vertical radiator and opening onto

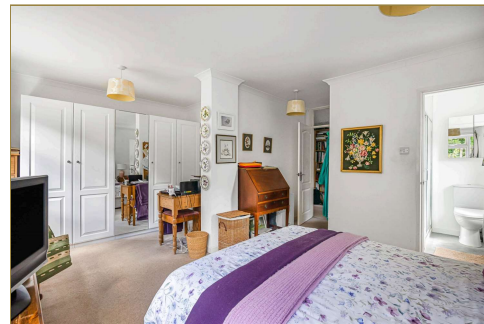
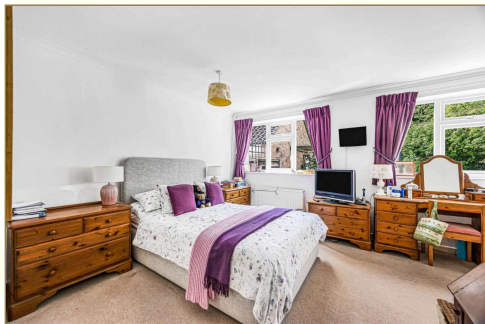


**FITTED KITCHEN**

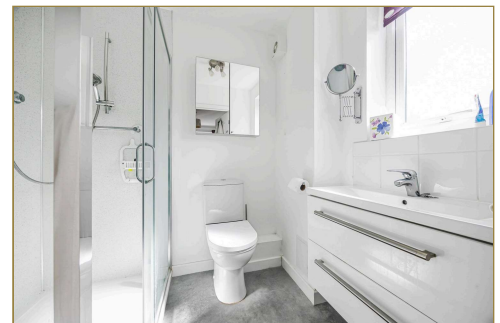
Well fitted comprising inbuilt drainer one and a half bowl sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with matching work surfaces and surrounds, inset four ring electric induction hob with extractor hood above, integrated double oven, plumbing for washing machine and space for a slimline dishwasher. Further integrated fridge and freezer with front aspect double glazed window

**MASTER BEDROOM**

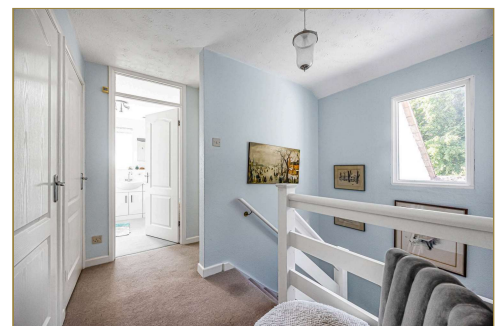
Spacious room (was originally two rooms, now knocked into one) with twin rear aspect double glazed windows, radiator, large dressing area and door to

**EN SUITE SHOWER ROOM**

Comprising large double shower, floating wash hand basin with drawer space, W.C., side aspect obscure double glazed window and heated towel rail

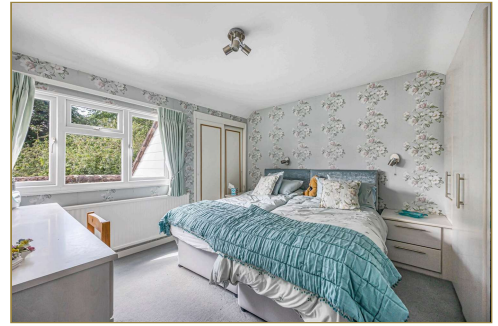
**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

With access to loft space above and built in linen cupboard, built in boiler cupboard housing gas boiler with storage and further built in airing cupboard housing hot water tank with slatted shelving



**BEDROOM TWO**

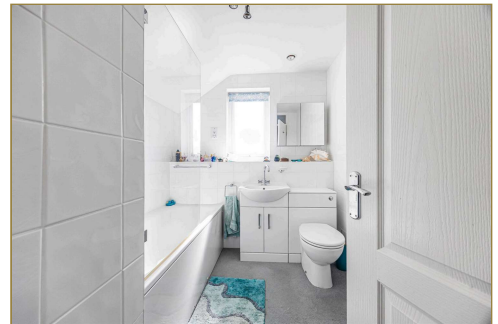
With rear aspect double glazed window, radiator, range of built in wardrobes with hidden eaves storage space

**BEDROOM THREE**

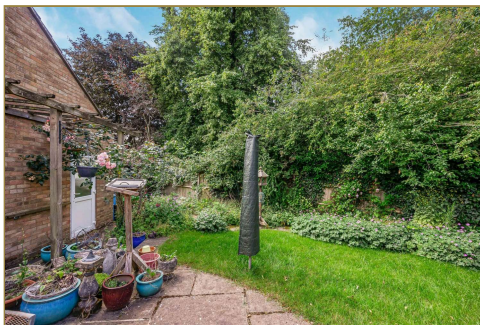
With side aspect double glazed window, radiator and eaves storage cupboard

**FIRST FLOOR BATHROOM**

White suite comprising panelled bath with independent shower unit and glass deflector, wash hand basin with integrated cupboard space and W.C., heated towel rail, fully tiled walls and side aspect obscure double glazed window

**REAR GARDEN**

At the rear of the property is an established secluded south west facing garden with large paved patio area adjacent lawn and interspersed flowers and shrubs with timber fenced enclosures, rear access to garage, timber shed and green house. The garden sides onto the grounds of The Heights Primary School which provides total year round seclusion with side gateway access via timber gate



**OUTSIDE**

The front of the property is entered via block paved pathway leading to front door with open lawned gardens with flower and shrub borders and mature heading. To the side of the property is a block paved driveway leading to

**SINGLE GARAGE**

With electrically operated roller door, power and light and useful eaves storage space

**PARKING**

Parking in front for two vehicles plus outside meter cupboard

**DIRECTIONS**

From central Caversham proceed south along Prospect Street at mini roundabout turn left into Church Street, at traffic lights turn right into Church Road and continue up St. Peters Hill into the Woodcote Road for approximately one mile turning left into Hewett Avenue and left into Hewett Close

**TENURE**

Freehold

**SCHOOL CATCHMENT**

Caversham 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 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

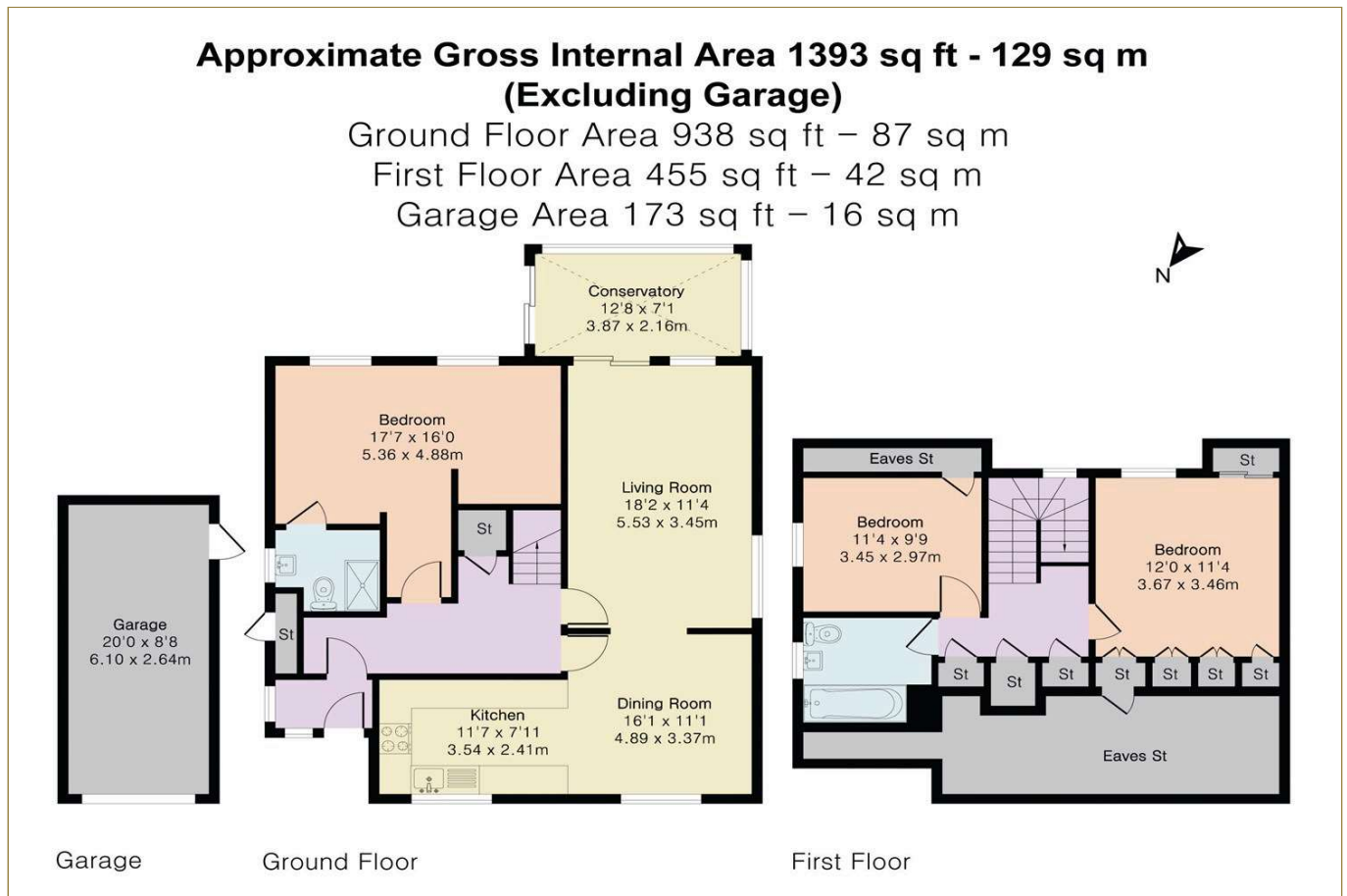
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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/9831-3063-3206-9706-6204>

### 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

