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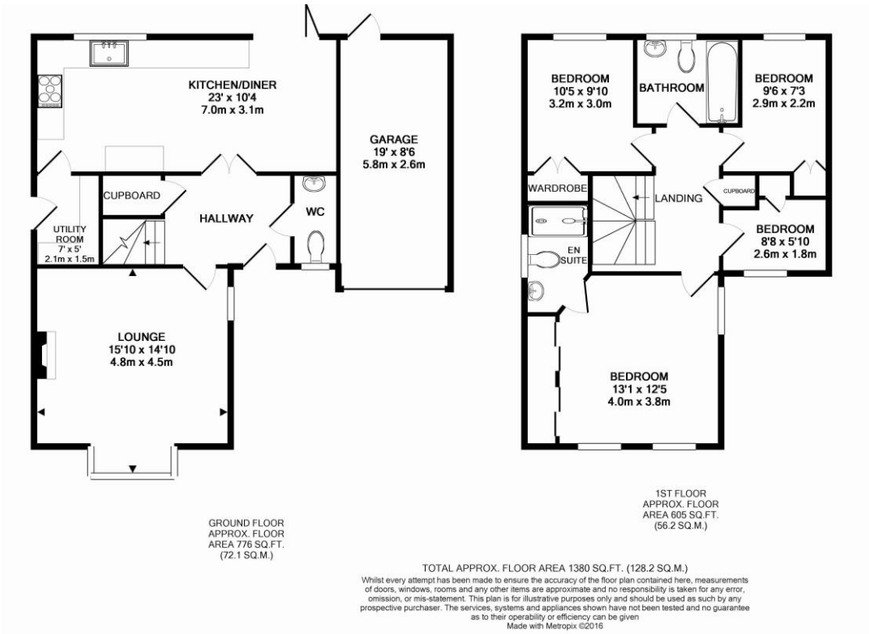

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ESTATE AGENTS

17 Glyncastle, Caversham Heights, Reading, RG4 7XF

Price £725,000 Freehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com

Masons are proud to offer to the market with NO ONWARD CHAIN this TA Fisher, four bedroom detached family home, situated at the top end of Hunters chase in Caversham Heights, opposite the delightful green oasis of Bugs Bottom. The property offers an abundance of natural light throughout, with all parts of the property updated to a high specification over recent years.

The ground floor is entered via a welcoming entrance hall which provides access to a cloakroom, a useful under stair storage cupboard and the principal reception spaces. To the front, the lounge is a generous and inviting room featuring a wide bay window overlooking the green to the front. To the rear, the large kitchen/breakfast room stretches out across the back of the property, opening directly onto the rear garden via bi-fold doors (with integral blinds), making it ideal for both everyday family life and entertaining. The kitchen itself has a rangemaster cooker, granite work surfaces and ample storage cupboards. The granite work surfaces continue through to the separate utility room providing additional storage and laundry space.

- NO ONWARD CHAIN
- Garage & Off Road Parking
- 23ft Kitchen/Dining
- 15ft Living Room
- 13ft Master Bedroom with Ensuite
- NO ONWARD CHAIN
- Private South Facing Garden
- Highly Sought After Location

Front door to entrance hall, which has stairs to first floor landing and doors to:

Living room:
15'10" x 14'10" into double glazed bay window, feature fireplace.

Kitchen/dining room:
23'0" x 10'4" double glazed rear aspect with bi-folding doors opening to garden, newly fitted eye and base level units with granite tops, integrated appliances, space for table and chairs.

Utility room: 7'0" x 5'0" double side aspect, door to side of the property, eye and base level units with granite tops & plumbing and space for appliances.

WC: low level WC and wash basin.

First floor landing has doors to:

Bedroom 1: 13'1" x 12'5" double glazed front aspect, full range of built-in wardrobe and door to:

Ensuite: double glazed side aspect, shower cubicle, low level wc and wash basin.

Bedroom 2: 10'5" x 9'10" double glazed rear aspect, built-in wardrobe.

Bedroom 3: 9'6" x 7'3" double glazed rear aspect, built-in wardrobe.

Bedroom 4: 8'8" x 5'10" double glazed front aspect, built-in wardrobe.

Bathroom: double glazed rear aspect, panel enclosed bath with shower over, low level WC and wash basin.

Outside: To the front of the property is a driveway providing off road parking for two vehicles with sheltered porch area with outside lighting and tap. Access to garage and pathway providing access via wooden gate to the rear.
To the rear of the property is a landscaped garden comprising two circular patio seating area complemented by a variety of well-maintained plants and shrubs, with a recently renewed decked area with decorative fencing and outside lighting. The garden is enclosed on all sides by timber fencing and measures approximately 45ft in length with outside lighting and tap.

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.