



Glyncastle, Caversham, Reading, RG4 7XF

£735,000

Walmsley

## Glyncastle, Caversham, Reading, RG4 7XF

An attractive and modern four-bedroom detached home, situated in a small cul-de-sac adjacent to the picturesque Hemdean Valley and the South Oxfordshire countryside. The property offers well-planned family accommodation with generously sized rooms. The well-presented interior comprises an entrance hall, cloakroom, bay-fronted sitting room, dining room, conservatory, modern kitchen/breakfast room, and utility room. Upstairs, there are four bedrooms, including a principal bedroom with en-suite shower room and a separate family bathroom suite. Externally, the mature, enclosed rear garden offers a high degree of privacy, with the majority laid to lawn and side access. To the front of the property, there is driveway parking and an integral garage.

Caversham Heights is ideal for those needing excellent transport links, with easy access to motorways and a mainline train station offering direct services to Paddington, including the Elizabeth Line. The area boasts a selection of well-regarded state and private schools, along with two highly regarded grammar schools in Reading. Separated from Reading by the River Thames, Caversham offers a variety of amenities, including shops, a library, golf clubs, restaurants, and outstanding schools. Council Tax Band F. EPC: C.

<https://moverly.com/sale/SV7xdpuzgT2ENf186aBeZR/view>

### Tenure - Freehold

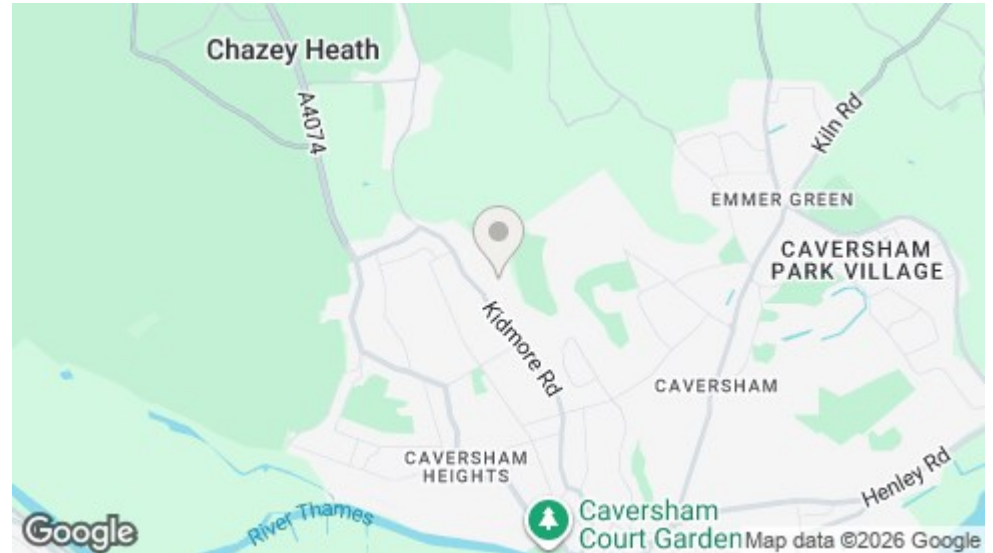




- Detached family home
- Caversham Heights
- Three reception rooms
- Four bedrooms
- Driveway
- Garage

4 2 1 C

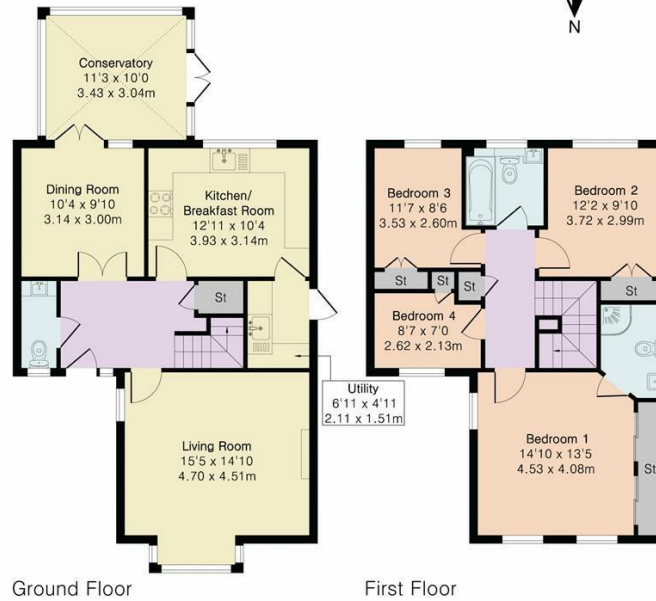




**Approximate Gross Internal Area 1343 sq ft - 125 sq m**

Ground Floor Area 739 sq ft – 69 sq m

First Floor Area 604 sq ft – 56 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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