

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **KIDMORE ROAD, CAVERSHAM HEIGHTS READING, RG4 7ND**

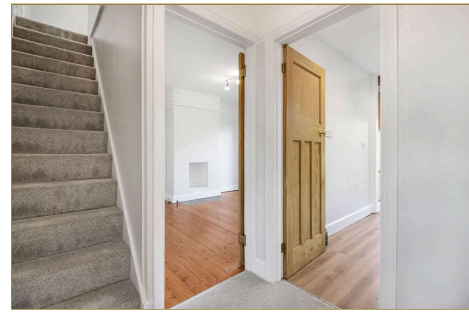
**£625,000**

A well presented 1930's built three bedroom semi detached house with attractive 80ft rear garden. Includes two reception rooms, fitted kitchen and ensuite shower room to master. Includes off road parking and no onward chain. Just over a mile to Caversham & 1.7 miles to Reading station

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**ENTRANCE HALL**

Doors to reception rooms, kitchen and staircase to first floor



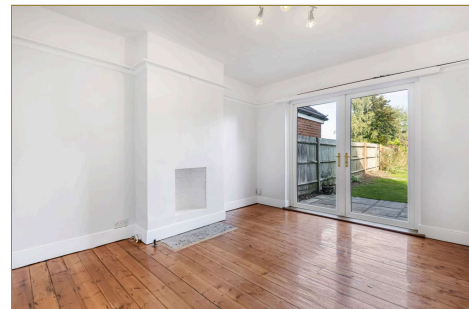
**LIVING ROOM**

Front aspect double glazed window, radiator, understairs cupboard



**DINING ROOM**

Radiator, rear double glazed patio doors leading to rear garden





**KITCHEN**

Fitted to comprise worktop with sink unit, range of cupboards and drawers, built in hob with extractor hood above, built in oven and dishwasher, further appliance space, door to garden

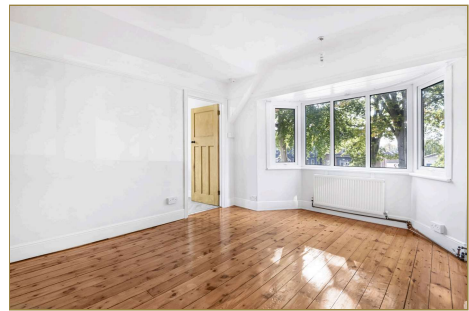


**STAIRCASE TO FIRST FLOOR LANDING**

With access to

**BEDROOM ONE**

Front aspect double glazed window, radiator



**EN SUITE SHOWER ROOM**

Corner shower cubicle with electric shower, low level W.C., wash hand basin



**BEDROOM TWO**

Rear aspect double glazed window, radiator



**BEDROOM THREE**

Rear aspect double glazed window, radiator



**BATHROOM**

Three piece suite comprising bath, wash hand basin, low level W.C., side aspect window and cupboard



**REAR GARDEN**

To the rear is a delightful garden measuring approx. 80ft in length mainly lawned with shrubs to the perimeters



**OUTSIDE**

To the front is a shingle driveway providing off road parking, side access gate



**TENURE**

Freehold

**SCHOOL CATCHMENT**

Emmer Green Primary School  
The Hill Primary School  
The Heights Primary School

**COUNCIL TAX**

Band E

**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 D

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/9003-4585-1322-6099-0523>

**FLOOR PLAN**

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

