

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**KIDMORE END ROAD, EMMER GREEN
READING, RG4 8SP**

£1,140,000

Embrace family living in this charming 1930s detached home, just steps away from countryside walks, and within a short walk of local schools. With five bedrooms, three receptions, and a secluded garden, make Kidmore End Road your next home

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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E info@farmeranddyer.com

ENTRANCE

Large open driveway surrounded by Red Robin trees leading to brick steps up to oak front door



RECEPTION HALL

Light open hallway with understairs cupboard leading to the garage. Along with access to the formal lounge



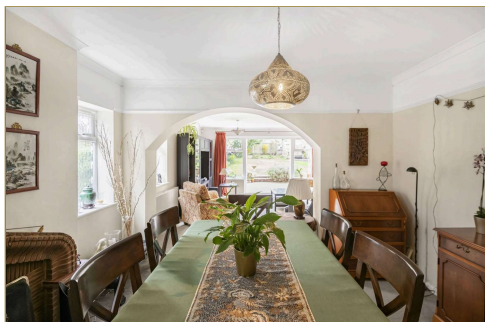
LIVING ROOM

1930s curved bay fronted window, with dual aspect side windows and open fire place



DINING/SITTING ROOM

DINING AREA off of the hallway with two side windows, with open fireplace and archway through to





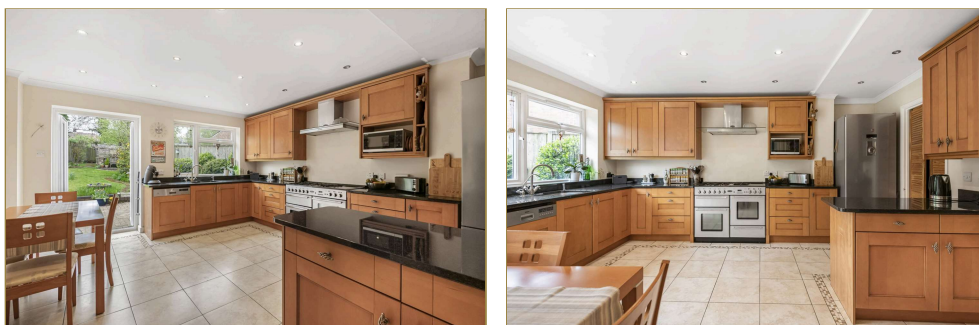
SITTING ROOM

SITTING ROOM Large dual aspect 15ft by 14ft sitting room with patio doors out onto the garden



KITCHEN/BREAKFAST ROOM

Fitted kitchen with underfloor heating, granite work surfaces, Toledo Rangemaster cooker and space for dishwasher and built in microwave. There is also a large walk in pantry





UTILITY AREA

Space for stacked washing machine and dryer, leading to downstairs w/c



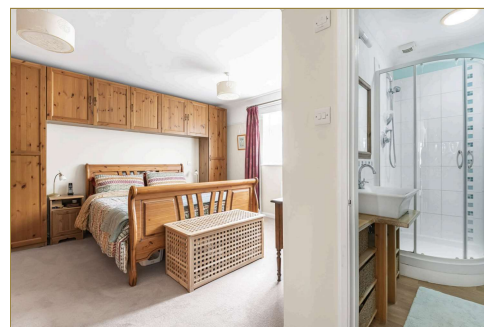
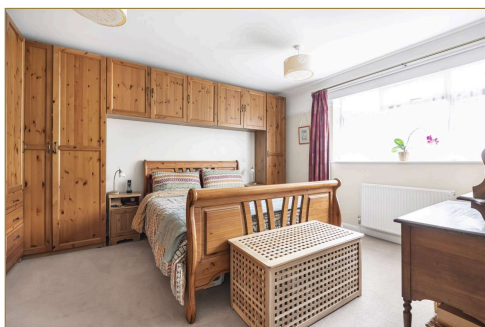
STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

Large light and open landing with linen cupboard



BEDROOM TWO

Large double bedroom over looking the garden with ample wardrobe space and ensuite shower room



EN SUITE SHOWER ROOM

With corner shower and sink unit



BEDROOM THREE

Front double bedroom with bay window and three built in wardrobes



BEDROOM FOUR

14ft by 11ft rear double bedroom over looking the garden



BEDROOM FIVE

11ft by 11ft double bedroom with built in wardrobe



BATHROOM

7ft by 12ft Family bathroom with five piece suite with his and hers sinks.



SHOWER ROOM

6.5ft by 6.5ft Shower room to front of the home with corner shower, w/c and sink unit



STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING



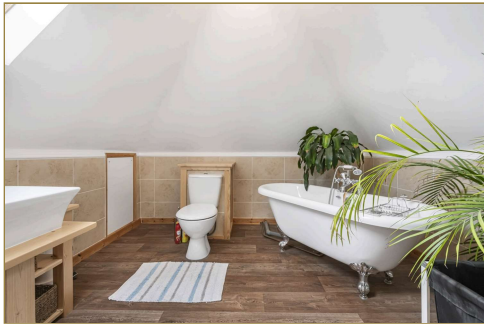
MASTER BEDROOM

Large master bedroom spanning 21ft with dual aspect and Velux windows and access to the second ensuite bathroom



ENSUITE BATHROOM

9.8ft by 9.1ft Beautiful ensuite bathroom with roll top bath



REAR GARDEN

Approximately 100ft rear garden with mature trees and shrubs, with spacious patio area



DIRECTIONS

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, continue into Emmer Green turning left into Kidmore End Road

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band G

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 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/0800-8912-0522-4409-3453>

APPROXIMATE SQUARE FOOTAGE

2,659 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

FLOOR PLAN

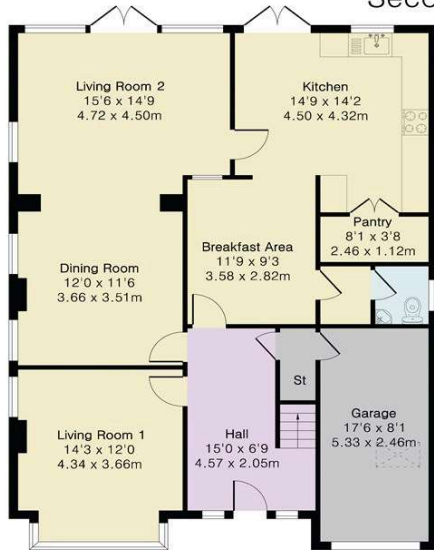
These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 2659 sq ft - 247 sq m

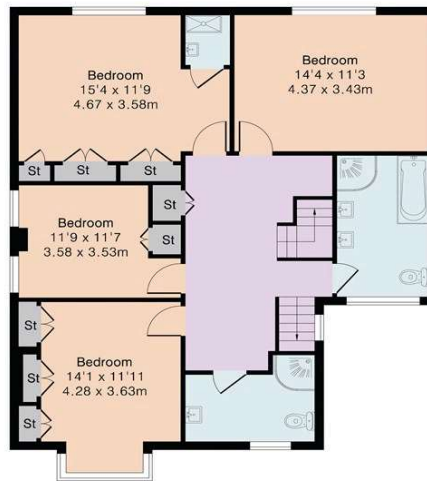
Ground Floor Area 1251 sq ft – 116 sq m

First Floor Area 986 sq ft – 92 sq m

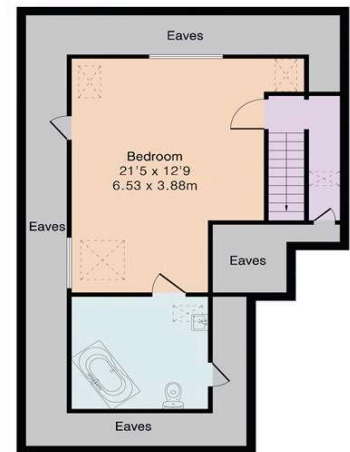
Second Floor Area 422 sq ft – 39 sq m



Ground Floor



First Floor



Second Floor