

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



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

£725,000

An extended four bedroom 1930's built semi detached, very well presented throughout and offering an excellent 23ft open plan kitchen/dining room. Includes living room, family room, utility, garage storage, ample off road parking and attractive rear garden

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ENTRANCE

Front door with leaded light insert to

RECEPTION HALL

Oak flooring, front aspect double glazed window, staircase to first floor, door to



LIVING ROOM

Front aspect, radiator, oak flooring, feature cast iron fireplace with hearth offering real fire facility, opening through to



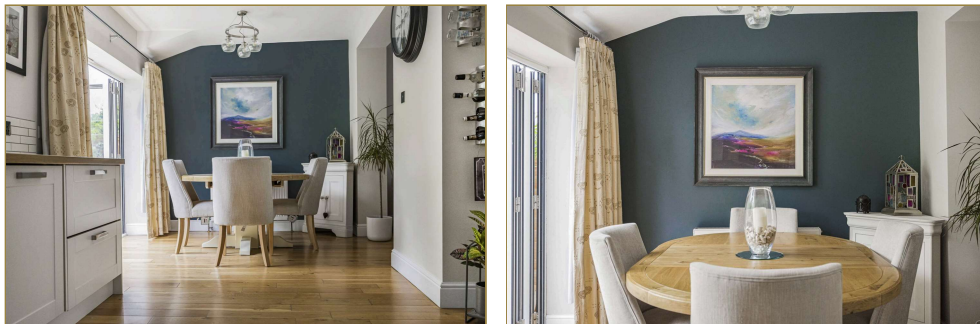
EXTENDED KITCHEN/DINING ROOM

Beautifully crafted extension measuring 23ft with double doors leading to rear garden

KITCHEN AREA; Well fitted comprising worktops with enamel sink unit, tiled surrounds, inset 5-ring gas hob with glass splashback and fitted stainless steel extractor hood above, split-level integrated double oven, integrated dishwasher, larder cupboard, space for American-style fridge/freezer, understairs cupboard



DINING AREA; Room for table and chairs, oak floor, double glazed bi-fold doors to patio and garden

**CLOAKROOM**

Fitted to comprise low level W.C., wash hand basin with cupboard below, side aspect obscure double glazed window

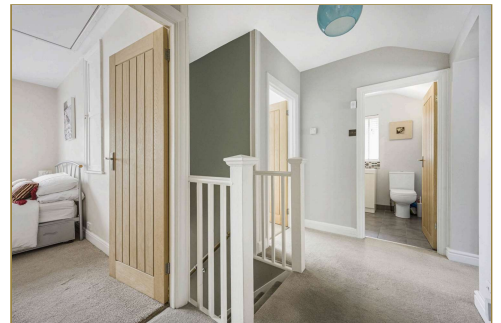


UTILITY ROOM

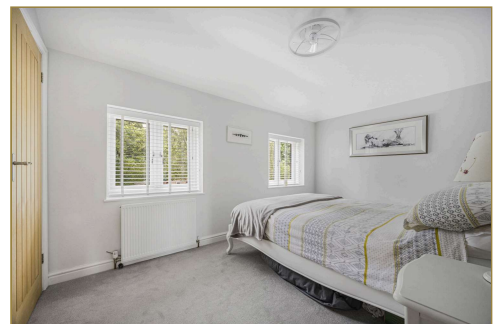
Excellent addition with worktop, single drainer stainless steel sink, range of cupboards, plumbing for washing machine, internal access to garage store, rear aspect double glazed window, door to garden

**STUDY/FAMILY ROOM**

Front aspect feature bay window, radiator

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

Twin rear aspect windows, radiator, door to



DRESSING ROOM

Super additional room that could possibly be adapted to create an ensuite shower room

**BEDROOM TWO**

Front aspect feature bay window, radiator, (2ft walk-in entrance)

**BEDROOM THREE**

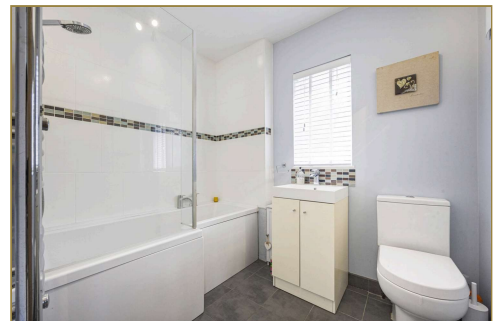
Front aspect window, radiator, built-in cupboard, access to loft space (2'6" walk-in entrance)

**BEDROOM FOUR**

Rear aspect window, radiator

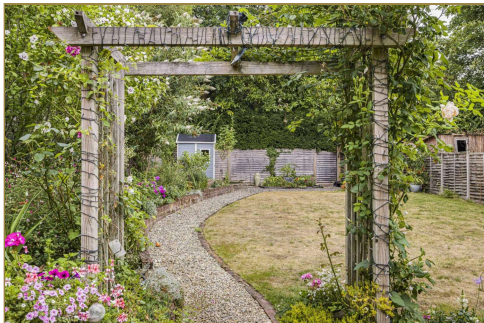
**BATHROOM**

Fitted to comprise shower/bath with independent shower unit and shower screen, fitted wash hand basin with cupboard, W.C., heated towel rail, tiled surrounds and floor, underfloor heating, side aspect obscure double glazed window



REAR GARDEN

At the rear of the property is an attractive garden measuring approx. 75ft in length, mainly lawned and fairly secluded with large paved patio. Side pathway leads to timber shed with flower and shrub borders, outside light, power and water tap

**FRONT GARDEN**

The front of the property is entered via a shingle driveway providing off road parking for a number of vehicles and leading to attached brick built garage store (ideal for storage of bikes etc., not suitable for a car). The front garden is enclosed by a mixture of brick retained wall and mature hedging, raised flowerbeds with young trees and shrubs.

**TENURE**

Freehold

VIRTUAL TOUR

<https://youtu.be/bHb2fxia2hM>

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 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 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/9778-0075-6206-9253-5980>

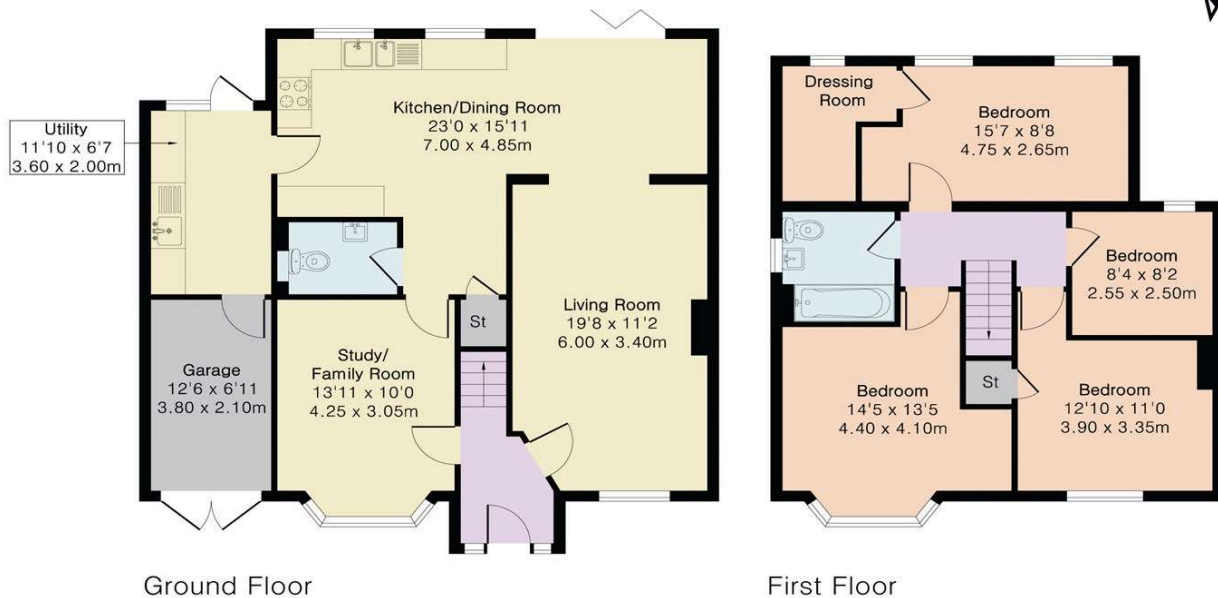
FLOOR PLAN

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

**Approximate Gross Internal Area 1555 sq ft - 144 sq m
(Including Garage)**

Ground Floor Area 919 sq ft – 85 sq m

First Floor Area 636 sq ft – 59 sq m



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

