

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



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

£595,000

A 1930's bay fronted semi-detached home occupying a wide, level and secluded plot providing scope to extend and enhance. Includes additional garden room and detached double width garage, positioned one mile north of Caversham centre in a sought after Caversham Heights position

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SITUATION

Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

ENTRANCE

Covered entrance porch and step with front door to

RECEPTION HALL

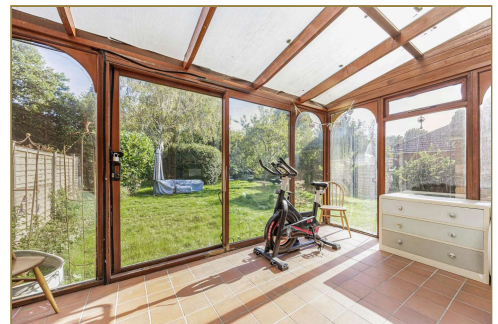
With twin front aspect double glazed windows, staircase to first floor, door to

**LIVING ROOM**

Dual aspect with double glazed window with internal shutters, two radiators, central brick fireplace with tiled hearth and mantle over with real fire facility, picture rails, exposed wooden flooring. French doors to attached

**GARDEN ROOM**

Brick based timber construction with quarry tiled floor, double glazed windows and sliding double glazed door to garden



DINING ROOM

With front aspect feature double glazed bay window with internal shutters, radiator, picture rails



Door to

KITCHEN

Comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds. Inset four ring gas hob with extractor hood above and integrated double oven below. Plumbing for washing machine and dishwasher and further appliance space for fridge/freezer. Understairs storage cupboard, rear aspect double glazed window and double glazed kitchen side door



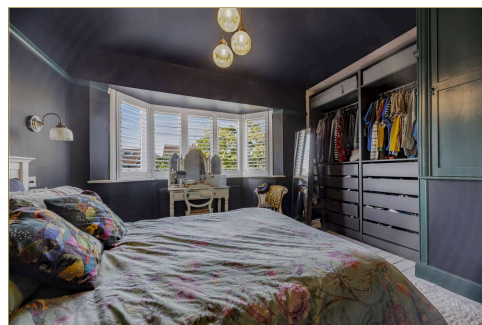
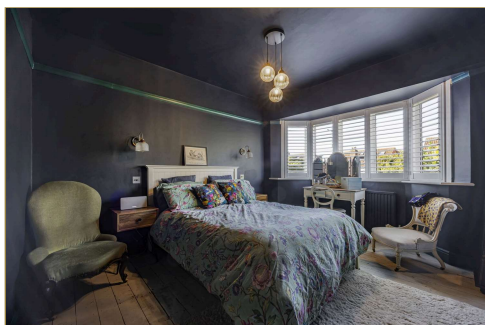
STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With rear aspect double glazed window, painted exposed floor, door to



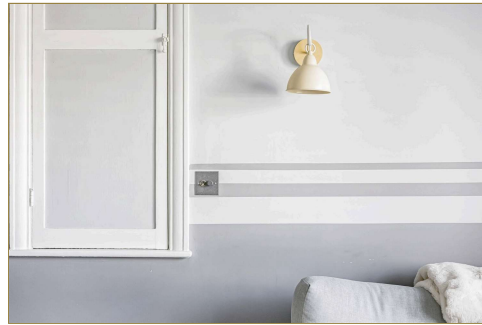
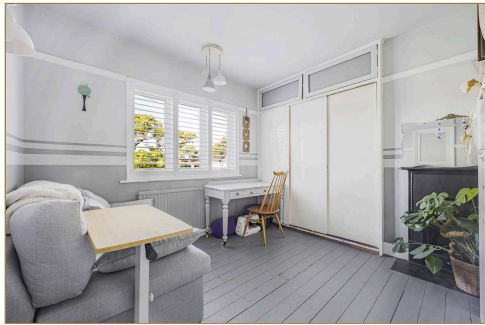
BEDROOM ONE

With front aspect feature double glazed bay window with internal shutters, picture rails, exposed painted floor, built in wardrobe with hanging space and drawer space and separate linen cupboard, radiator



BEDROOM TWO

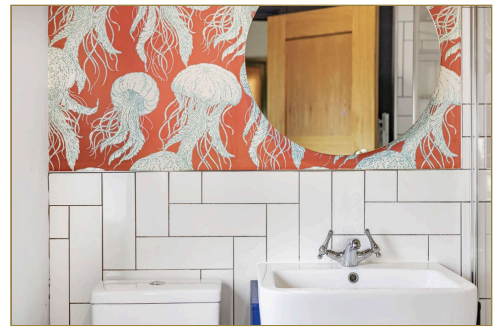
With front aspect double glazed window with internal shutters, radiator, built in double wardrobe with cupboard space above, picture rails, further built in storage cupboard, painted exposed floor

**BEDROOM THREE**

With rear aspect double glazed window, picture rails, painted exposed floor

BATHROOM

Comprising shower bath with glass deflector, wash hand basin with cupboard space below, W.C. with tiled surrounds, heated towel rail and rear aspect obscure double glazed window

**REAR GARDEN**

At the rear of the property is a generous, wide, secluded garden on the level, predominantly laid to lawn with a vast array of interspersed and bordering shrubs, evergreens and trees together with timber fenced enclosures. To the rear is a storage unit, ornamental pond and raised rockery, extending approximately 100ft x 60ft and benefitting from excellent seclusion. Outside water tap and lighting, outdoor boiler cupboard housing gas boiler with storage, sheltered side access front to rear by secure timber gate



**OUTSIDE**

The front of the property is entered via a five bar gate with driveway providing parking for two/three vehicles, leading to

**DETACHED DOUBLE WIDTH GARAGE**

With up and over door, power and light

**FRONT GARDEN**

There is a separate garden area to the front with pathway leading to the front door with a mixture of timber fenced and mature hedged enclosures

DIRECTIONS

From central Caversham proceed south along Prospect Street, at mini roundabout turn right into Church Street, turn right into Hemdean Road at the roundabout turn left into Oakley Road and right into Kidmore Road where the property can be found on the right hand side

TENURE

Freehold

SCHOOL CATCHMENT

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

Highdown School and Sixth Form Centre

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

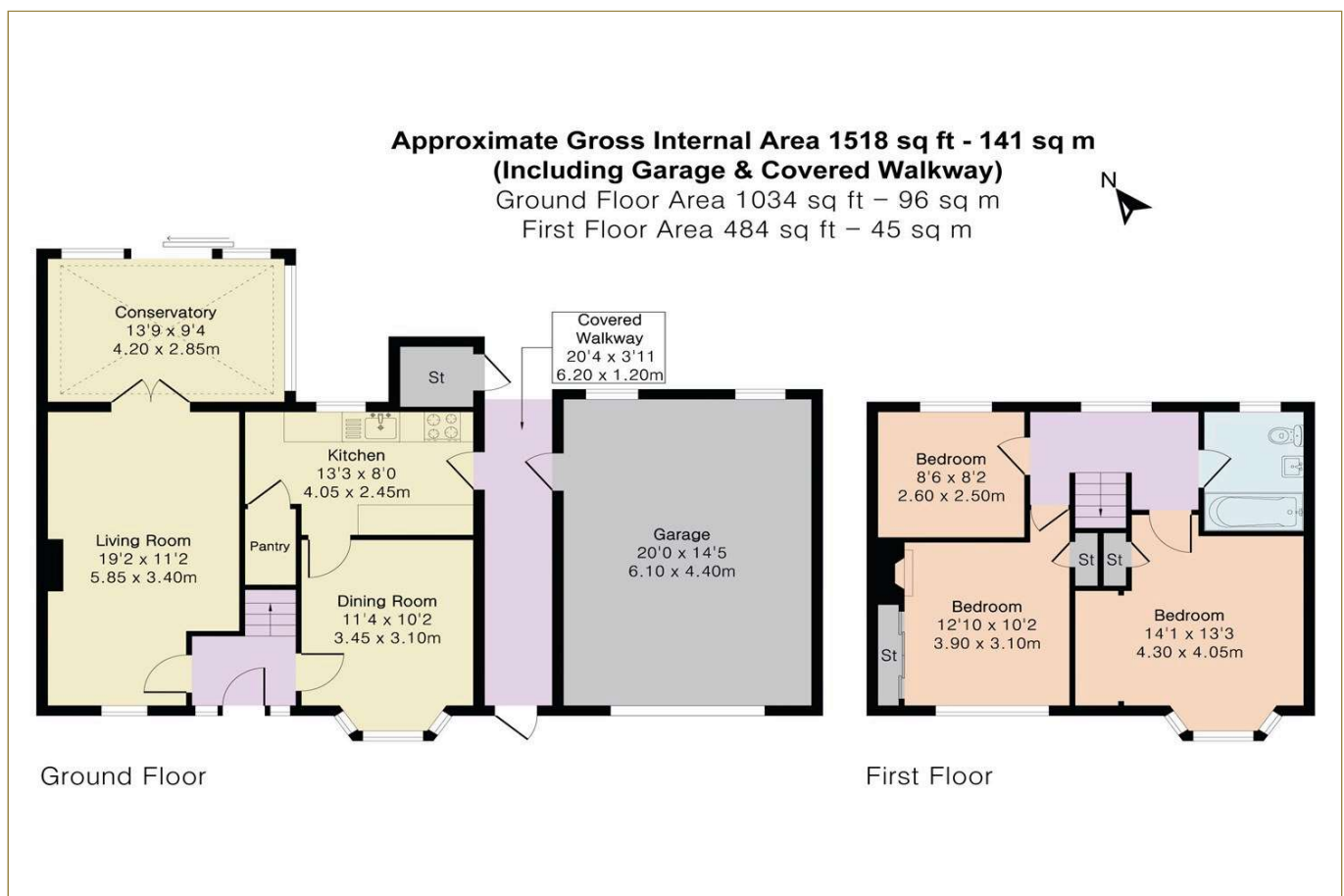
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/8858-7125-5540-2840-2976>

FLOOR PLAN

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



LOCATION

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

