

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**KIDMORE ROAD, CAVERSHAM**  
**READING, RG4 7NB**  
**Price Guide £975,000**

Spacious and well-presented four-bedroom detached family home with ensuite, large garden, and ample off-road parking, offered with NO CHAIN in sought-after Caversham location.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**Reception 1**

Large through lounge diner, with bay window and patio doors out to the garden

**Kitchen**

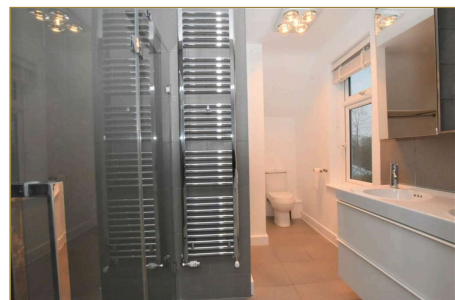
Well presented kitchen, with island and access to downstairs w/c and utility area

**Bedroom 1**

Spacious master bedroom over looking the garden with access to dressing room and ensuite

**Bathroom 1**

Large ensuite with shower and dressing room

**Bedroom 2**

Front bedroom with large bay window.



**Bedroom 3**

Double bedroom on the top floor to the rear of the home



**Bedroom 4**

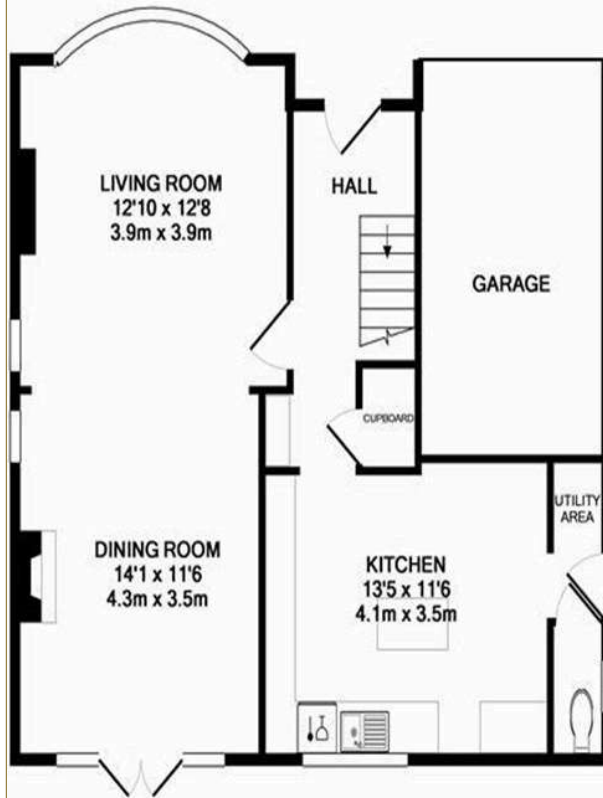
Double bedroom to the front of the property.



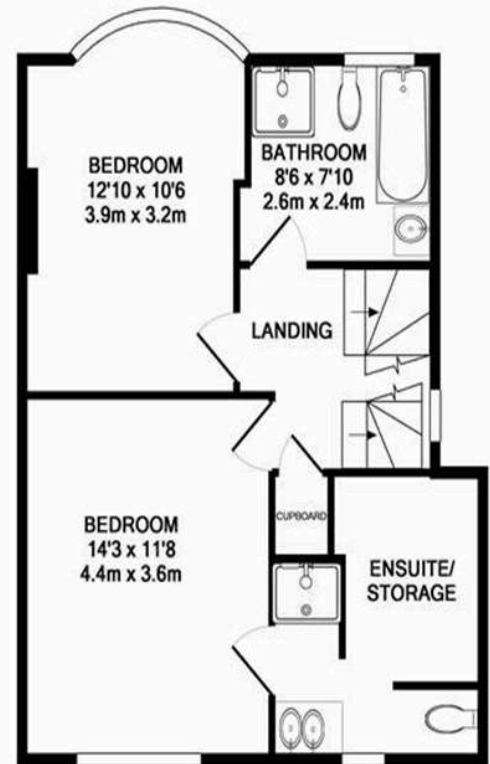
**Bathroom 2**

Family bathroom, with shower and stand alone bath



**Floorplan**

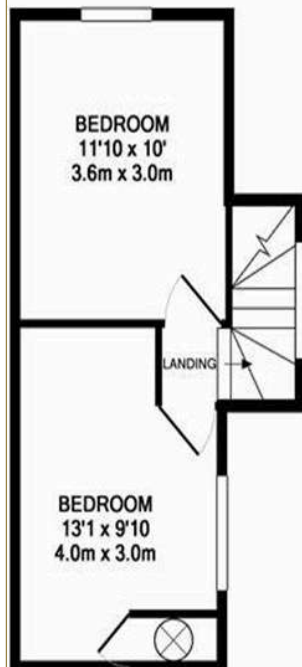
GROUND FLOOR  
APPROX. FLOOR  
AREA 734 SQ.FT.  
(68.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 546 SQ.FT.  
(50.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1552 SQ.FT. (144.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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2ND FLOOR  
APPROX. FLOOR  
AREA 272 SQ.FT.  
(25.2 SQ.M.)



## 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 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

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/0369-2821-6035-9501-1461> -  
BAND E

