



222, Kidmore Road, Caversham, Reading
Berkshire, RG4 7ND

£600,000

Beville
ESTATE AGENCY

- Excellent school catchment
- Sought after tree lined location
- Ample off road parking
- Extended three bedroom house
- Close to amenities
- 165ft sunny aspect rear garden
- Easy access to Reading Station

Extended bay fronted three bedroom semi detached family home, with 165ft established rear garden, set in a sought after, tree lined Caversham Heights location. EPC: D

Accommodation includes; entrance hall, bay fronted sitting room with open fire, family room, study, fitted kitchen/ breakfast room, utility area, cloakroom, dining room, from the the entrance hall staircase leads to first floor landing, three double bedrooms & family bath/ shower room.

Occupied by the current owners for the past 40 years, noteworthy features includes; PVCu double glazing, gas fired central heating, built in cupboards, off road parking & established & secluded rear garden.

OUTSIDE

To The Front Of The Property double wrought iron gates give access to concrete driveway, with additional gravel area, providing off road parking for three vehicles, enclosed with mature hedging.

To The Rear Of The Property is a secluded rear garden, approx. 165ft in length. Garden laid mainly to lawn, fully enclosed with timber fencing, mature shrubs, brick built shed.

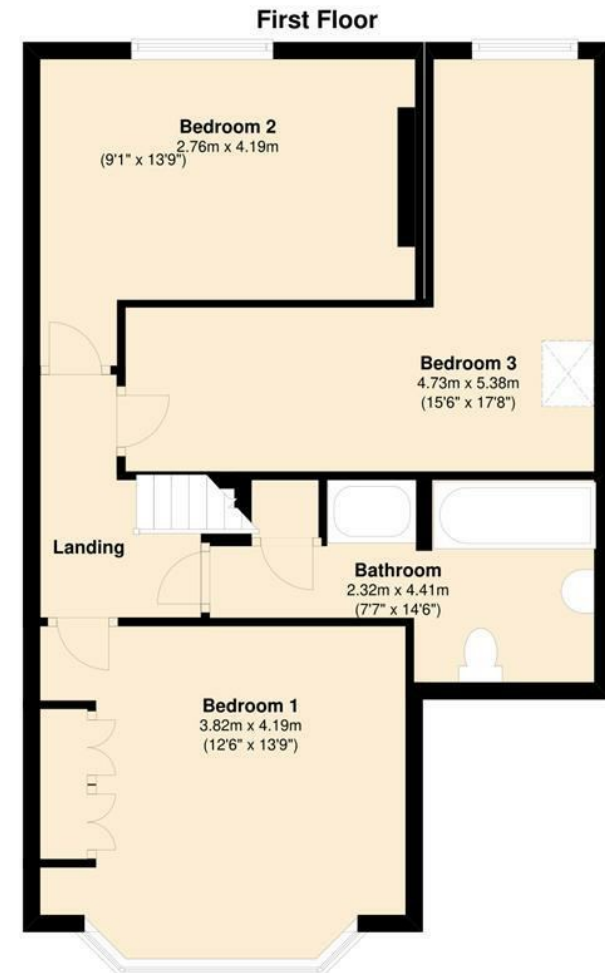
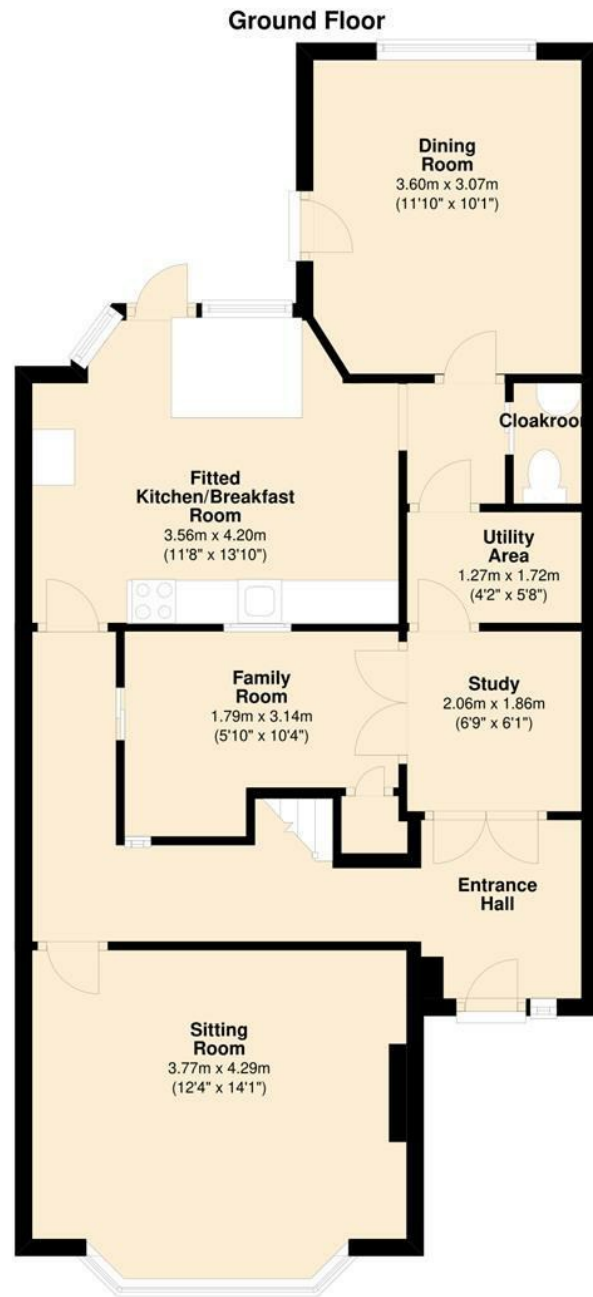
Total Floor Area: Approx. 123m² (1323sqft)

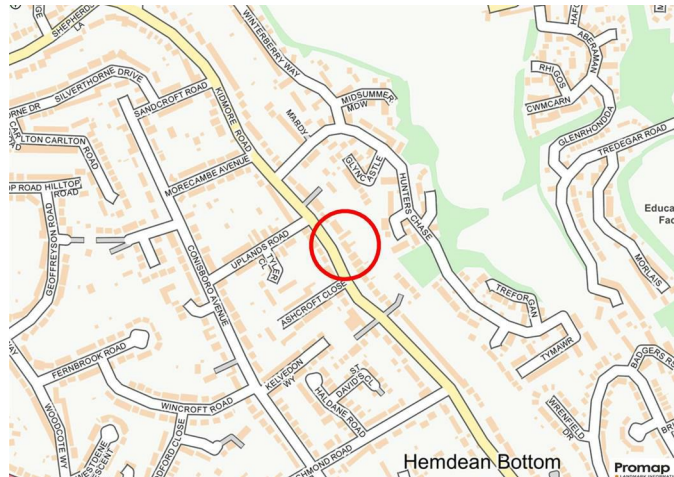
Council Tax: Band ? (£)

Services: Mains gas, electricity, water supply & drainage.

Caversham Heights is a highly sought after residential area situated on the banks of the Thames on the Berkshire/ Oxfordshire border and enjoys the convenience of Reading town centre whilst being close to the rural aspect of South Oxfordshire.

Caversham, which is well served with shops and amenities, including Waitrose and a great variety of smaller independent shops, services and a good number of restaurants and cafes. There are excellent communication links with London Paddington less than 25 minutes from Reading Railway Station and easy access to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. School catchment: The Heights Primary School, Emmer Green Primary, Highdown Secondary School, Reading Boys & Kendrick Girls Grammar schools.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

From our offices in Peppard Road turn right & after approx 3 miles take the roundabout at the 2nd exit onto Evesham Road then turn left onto Southdown Road. Continue onto Rotherfield Way and at the roundabout, continue straight onto Oakley Road. Turn right onto Kidmore Road, whereupon the property is on the right.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.