



Walmsley
For Sale
0118 947 0511
walmsley.co.uk

Kidmore Road, , Caversham Heights, RG4 7NF

£640,000

Walmsley

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This extended 1930s bay-fronted semi-detached home is set in the well-regarded area of Caversham Heights and enjoys far-reaching views over surrounding countryside. The property offers a practical and well-planned layout, making it suitable for a range of buyers. The accommodation includes an entrance hall, bay-fronted sitting room, extended dining/family room, and an extended kitchen/breakfast room. Upstairs, there are three bedrooms and a shower room. To the rear, the garden is a key feature, measuring over 160 feet in length. It is laid to lawn, with mature flower and shrub borders, and is enclosed on all sides. Side access is available. The detached garage has power and light, and while the side access is too narrow for a car, it is suitable for a motorbike or general storage. At the front, a block-paved driveway provides off-street parking for two to three vehicles. A raised sleeper bed with established shrubs offers a degree of privacy.

Caversham lies just north of the River Thames and offers a range of shops, cafes, restaurants, and well-regarded schools. Reading Station is located less than a mile from Caversham Bridge and provides direct services to London Paddington in around 25 minutes, along with Elizabeth Line (Crossrail) services for wider connectivity. The surrounding areas, including Emmer Green and the nearby South Oxfordshire countryside, provide access to golf courses, riverside walks, and local leisure facilities such as Mapledurham Gym and Spa. EPC Rating C. Council Tax Band E Viewing is recommended.

EPC - C Tax Band - E

<https://moverly.com/sale/CRKEg4Lyx5GQSKRzdR6z/view>

Tenure - Freehold





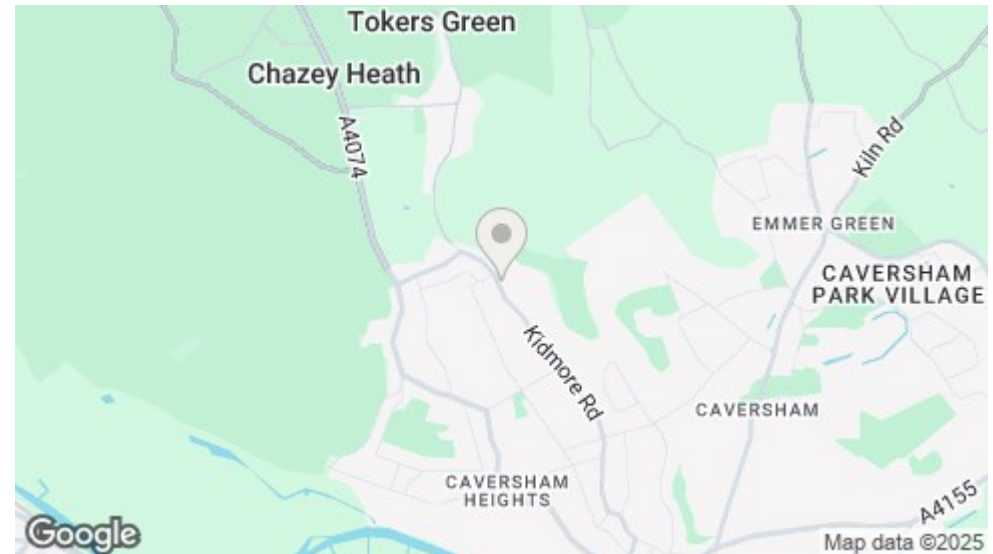
- Bay fronted 1930s semi-detached
- Caversham Heights location
- Further scope for extension and conversion (subject to the usual consents)
- Large rear garden
- EPC rating C
- Council tax band E



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**Approximate Gross Internal Area 1125 sq ft - 105 sq m
(Excluding Garage)**

Ground Floor Area 653 sq ft - 61 sq m

First Floor Area 472 sq ft - 44 sq m

Garage Area 194 sq ft - 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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