



**Kidmore Road  
Caversham, Reading, Berkshire RG4 7NH**

**Chain Free £745,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: CHAIN FREE:** Set within this sought after area of Caversham Heights is this larger than expected 4/5 bedroom Edwardian semi detached house that is in the school catchment for both The Heights Primary School and Emmer Green Primary school. The property has been substantially extended and boasts four bedrooms and two bathrooms on the first floor. On the ground floor there is both ample and flexible space that comprises of a large reception room, snug /family room, utility, WC, modern kitchen and an open plan dining area. To the rear there is fantastic west facing garden that stretches approximately 100ft. To the front there is off road parking for several cars. To appreciate the space on offer call now to view.



## Kidmore Road, Reading, Berkshire RG4 7NH

- Chain free Edwardian extended semi detached house
- Two bathrooms and downstairs WC
- Snug / family room / 5th bedroom
- Kitchen and dining area
- Council tax band F
- Four / five bedrooms
- Large living room with period fire places
- Great sized 100 ft approximatley west facing garden
- The Heights Primary & Emmer Green Primary school catchment
- EPC rating C

### Hallway

A welcoming hallway with a period tiled floor, stairs to the first floor and doors to WC, living room and garden room.

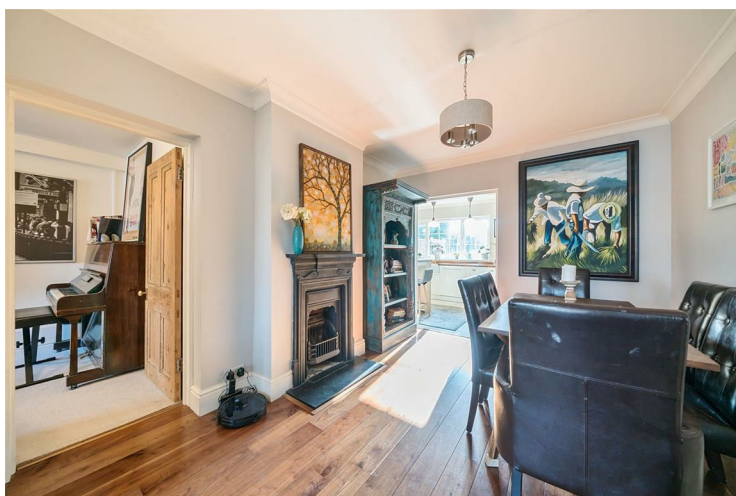
### Living room / dining area

24'0 x 11'5 (7.32m x 3.48m)



A large, stylish living room with bay window comprising double glazed, sash windows overlooking the front of the property, wood flooring, cast iron, period feature fire place, door to the snug/office/bedroom 5 and open to the dining area.

### Dining area



Good sized dining area with wood flooring, period cast iron feature fire place, open to the kitchen.

### Snug / office / bedroom five

15'0 x 7'10 (4.57m x 2.39m)



A spacious, carpeted, versatile room with window overlooking the front of the property.

### Kitchen

12'10 x 9'5 (3.91m x 2.87m)



A stylish and modern kitchen with solid wood counter tops, tiled flooring, Belfast sink, built in dishwasher, range style oven with five ring hob, extractor, breakfast bar and large window overlooking the garden, underfloor heating, open to the breakfast room, utility room and garden room.

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## Breakfast room

9'0 x 7'7 (2.74m x 2.31m)



Useful space with tiled flooring, door to the hall and plenty of room for a table and chairs.

## Garden room

9'0 x 8'9 (2.74m x 2.67m)



Bright and airy garden room with tiled floor and Velux windows, underfloor heating, leading to bi-fold doors out onto the garden

## Utility room

8'6 x 7'10 (2.59m x 2.39m)



Well equipped utility room with sink and drainer, tiled floor, built in cupboard space and additional work tops and space for fridge freezer, washing machine and tumble drier.

## WC

Downstairs cloakroom with sink and WC.

## Landing

Carpeted landing with doors leading to bathroom, shower room and bedrooms one to four.

## Bedroom one

15'0 x 11'10 (4.57m x 3.61m)



Large, carpeted, double bedroom with dual windows overlooking the front garden.



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### Bedroom two

19'3 x 9'6 (5.87m x 2.90m)



A large, double bedroom with study area and window overlooking the garden.

### Bedroom four

7'11 x 7'3 (2.41m x 2.21m)



Carpeted bedroom or study with window overlooking the front garden.

### Bedroom three

19'6 x 7'0 (5.94m x 2.13m)



A good sized, carpeted, double bedroom with window overlooking the garden.

### Bathroom

9'11 x 9'2 (3.02m x 2.79m)



A very spacious bathroom with built in storage housing the boiler, WC, bath, sink with storage and frosted window overlooking the garden,

### Shower room

7'2 x 4'4 (2.18m x 1.32m)

Modern and stylish with tiled floor, WC, sink with storage and shower cubicle.

**Garden**



A lovely garden with something for everyone, from the decking adjacent to the house, through the lawn and borders to the patio area and finally through the arch to the play area, raised vegetable patch, workshop and shed. A very peaceful garden that faces south-west - a fabulous garden for both family barbecues and more formal events.

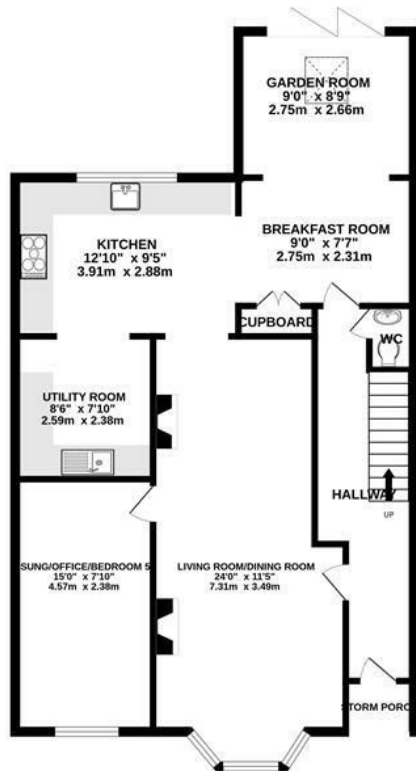
**Front garden**



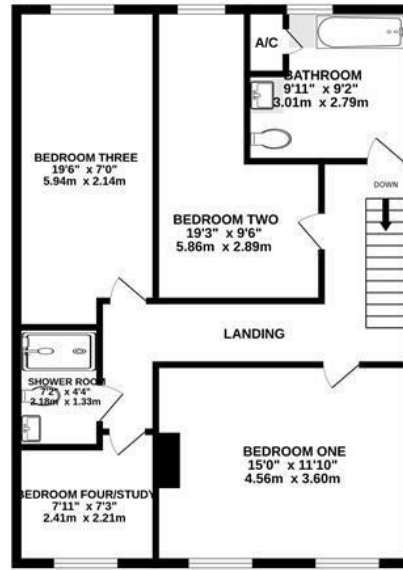
An open, gravelled front garden with comfortable parking for two cars.



GROUND FLOOR  
880 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR  
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 1648 sq.ft. (153.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	83

England & Wales  
EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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