



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

£595,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: FANTASTIC GARDEN: Set within this sought after area of Caversham heights that is in the school catchment for both Caversham Primary and the Heights school is this well presented semi detached house. The property is ideally located for easy access to central Caversham and Reading train station with its fast links to London. The property has ample scope to extend (STP) and currently boasts three bedrooms and two bathrooms on the first floor. On the ground floor there a bright bay fronted living room tom the front and to the rear there is a good sized stylish open plan kitchen/diner. The property internally retains several period features. To the rear there is a fantastic garden that stretches over 120ft and there is ample parking to the front. To appreciate the space on offer call now to view.

Kidmore Road, Reading, Berkshire RG4 7NA

- Caversham heights
- Three bedrooms
- Bay fronted living room
- Great sized garden and patio
- EPC rating D
- Semi detached house with the potential to extend (STP)
- Two bathrooms (one en suite)
- Open plan kitchen/diner
- Garage and garden office
- Council tax band E

Entrance hall

A welcoming entrance hall with laminate flooring, doors to the living room and kitchen/diner along with stairs to the first floor and boiler cupboard.

Living room

12'11 x 11'8 (3.94m x 3.56m)



A bright and airy living room with feature fireplace, carpeted floor and bay window overlooking the front of the property.

Kitchen / diner

19'3 x 13'0 (5.87m x 3.96m)



A good sized room with laminate flooring along and ample space for dining room table and chairs. There are windows to the side of the property as well as overlooking the garden, along with patio doors leading out.

Kitchen area



A smart and modern kitchen with plenty of base and eye level cupboards, oven and extractor with space for dishwasher, washing machine and fridge freezer.

Landing

A carpeted landing with doors leading to the bedrooms and bathroom.

Bedroom one

10'9 x 10'6 (3.28m x 3.20m)



A spacious, carpeted, double bedroom with large, built in wardrobe, large bay window overlooking the front of the property and door to the ensuite.

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En suite

7'3 x 3'1 (2.21m x 0.94m)



Neat and comfortable en-suite with vinyl flooring, shower stall, sink and WC.

Bedroom three

9'9 x 7'9 (2.97m x 2.36m)



A nice sized, carpeted, bedroom with window to the side of the property.

Bedroom two

13'0 x 12'5 (3.96m x 3.78m)



A very good sized, double bedroom with carpet and large window overlooking the garden.

Bathroom



Bathroom with vinyl floor, frosted window to the side of the property, bath with shower, sink and WC.

Home office / garden room



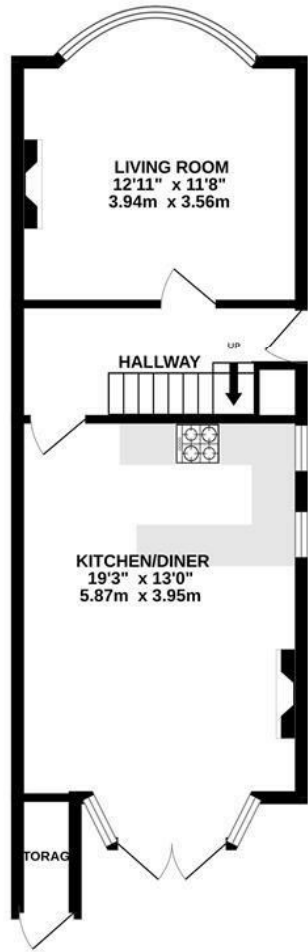
A great space with power, located towards the rear of the garden

Garden



Extensive garden, mostly laid to lawn, with patio and decking closer to the house and a powered garden room at the end of the lawn. The property also benefits from exterior storage with sheds, a built in cupboard and an outhouse.

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



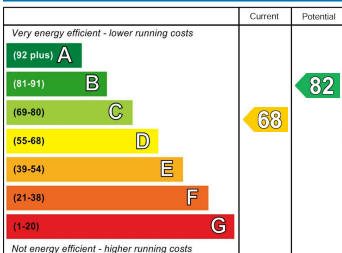
1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.

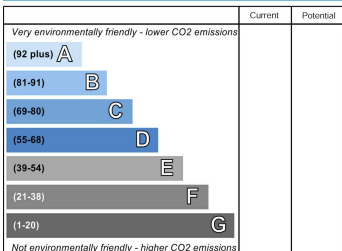
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

