

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**KIDMORE END ROAD, EMMER GREEN  
READING, RG4 8SE**

**£525,000**

One of the larger design Victorian terrace, extended and refurbished throughout, conveniently positioned opposite Emmer Green Park just 200 metres from Emmer Green shops with living room, dining room, extended kitchen/breakfast room, three bedrooms including ensuited loft conversion. No onward chain

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**ENTRANCE**

Covered entrance porch and uPVC double glazed front door to

**RECEPTION HALL**

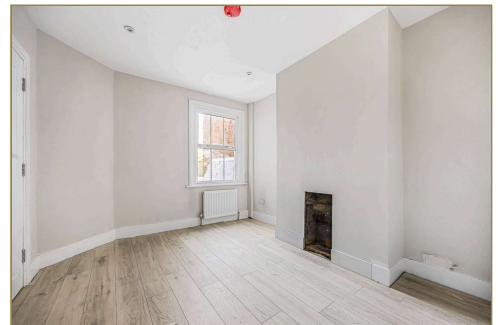
With ornate arch, staircase to first floor and under stairs cupboard, double glazed side door to rear

**LIVING ROOM**

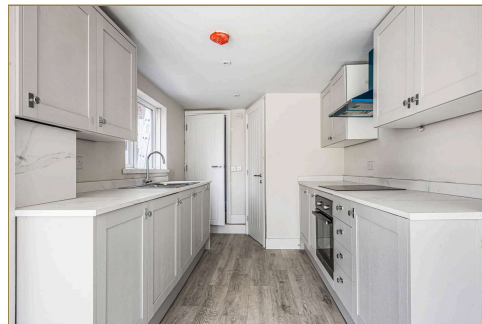
With front aspect double glazed window overlooking Emmer Green Park, radiator, oak style flooring

**DINING ROOM**

Rear aspect double glazed window, radiator, oak style flooring

**EXTENDED KITCHEN/BREAKFAST ROOM**

All newly fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with laminated work surfaces and surrounds. Integrated washing machine, dishwasher, fridge and freezer, integrated electric hob with extractor hood above and oven below, neatly fitted gas boiler and side aspect double glazed window





Opening onto

**BREAKFAST AREA** with side aspect double glazed window and rear double glazed French doors to garden, vertical radiator

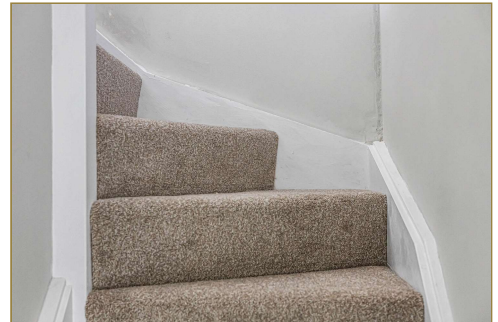


### **CLOAKROOM**

Comprising W.C. and wash hand basin

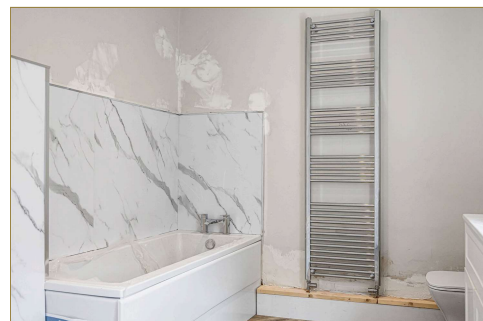
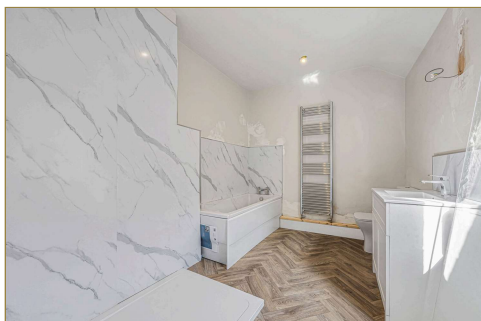
### **STAIRCASE FROM RECEPTION HALL TO SEMI LANDING**

With side aspect double glazed window and door to



### **LARGE FOUR PIECE BATHROOM**

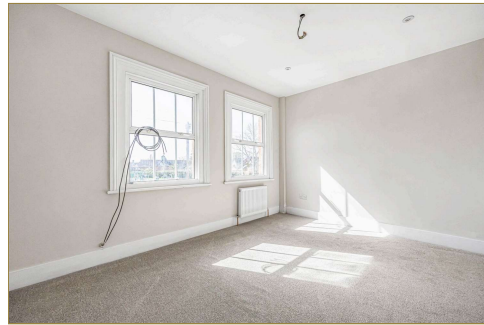
Comprising panelled bath, wash hand basin with cupboard space below, W.C. and separate double width shower with panelled surrounds, oak style floor and vertical stainless steel radiator. Side aspect double glazed window





**BEDROOM TWO**

With twin front aspect double glazed windows overlooking Emmer Green Park, radiator and built in cupboard



**BEDROOM THREE**

With rear aspect double glazed window, radiator



**DOOR AND STAIRCASE TO BEDROOM ONE**

Fine loft conversion with rear aspect double glazed window, radiator

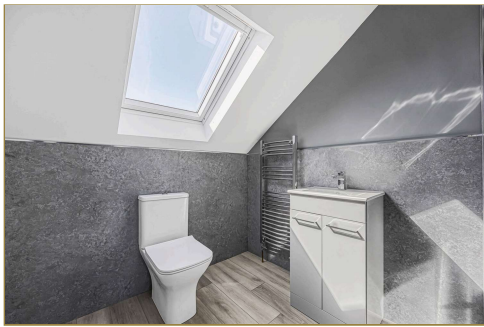




Door to

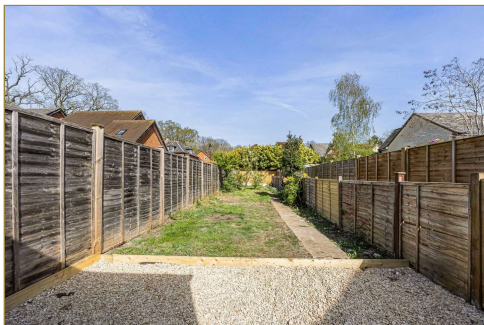
### **EN SUITE SHOWER ROOM**

Comprising panelled shower cubicle, wash hand basin with cupboard space below, W.C., heated towel rail, panelled surrounds and useful eaves storage space



### **REAR GARDEN**

At the rear of the property is an extensive garden mainly laid to lawn with full length concrete pathway and hardstanding to the rear. There are some flower shrub borders and young fruit trees together with timber fenced enclosures





There is a central segregated access point to provide access to the row of terraces front to rear, in all the gardens extend approx. 100 ft.



### **OUTSIDE**

At the front of the property is a small enclosed garden with brick retaining wall, wrought iron gateway and pathway to front door

### **DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, continue into Emmer Green turning left into Kidmore End Road where the property can be found on the right hand side

### **TENURE**

Freehold

### **SCHOOL CATCHMENT**

Emmer Green Primary School  
Highdown School and Sixth Form Centre

### **COUNCIL TAX**

Band C

### **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

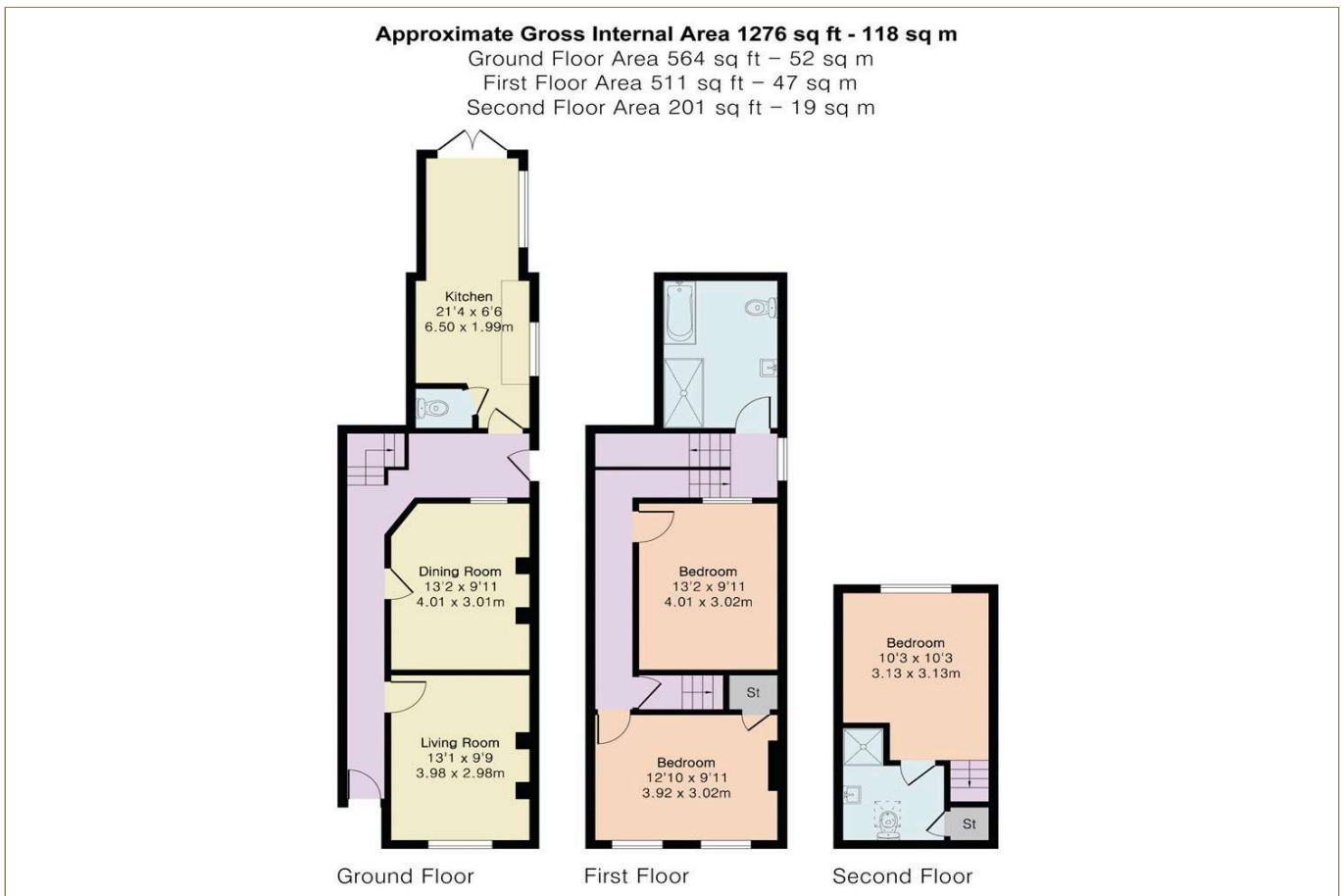
### **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating C

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/7100-3046-2207-0436-6204>

### FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale



**LOCATION**

This image is for indicative purposes and cannot be relied upon as wholly correct

