

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



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

£399,950

A very well presented Victorian terrace redesigned internally to offer open plan living with modern fitted kitchen and bathroom suite. Includes living room, dining room/fitted kitchen, two bedrooms, rear garden and allocated parking to the rear. Well positioned opposite Emmer Green park and within Emmer Green primary school catchment. Only a 3 minute walk to local shops and bus stops

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

T 0118 946 1800 W www.farmeranddyer.com

E info@farmeranddyer.com

SITUATION

Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

ENTRANCE

Front door to

LIVING ROOM

Front aspect overlooking parkland, feature fireplace with cupboards fitted in to recess, vertical radiator, spotlights, surround sound, engineered oak flooring



Through to:

DINING ROOM

Decorative fireplace with tiled hearth, vertical radiator, surround sound, stairs to first floor, engineered oak flooring





Opening through to:

KITCHEN

Super room with feature overhead lantern window and well fitted with butchers block worktops with enamel sink, range of cupboards and drawers, includes electric hob & oven with extractor hood over, integrated fridge freezer, plumbing for washing machine, larder cupboard, flagstone floor with underfloor heating and spotlights



REAR LOBBY

With cupboard housing gas boiler and storage, door to outside, door to:

BATHROOM

Three piece suite comprising panelled bath with overhead shower, W.C, wash hand basin with cupboard, towel radiator, spotlights, underfloor heating

**STAIRCASE FROM DINING ROOM TO FIRST FLOOR LANDING****BEDROOM ONE**

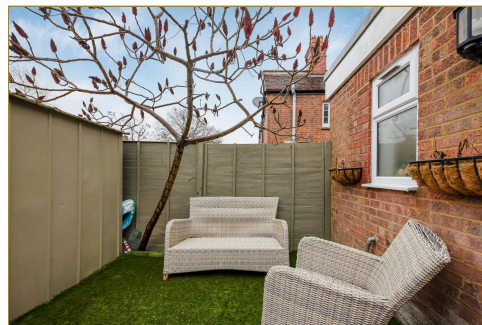
Front aspect overlooking park, storage cupboard, hatch to loft space, radiator

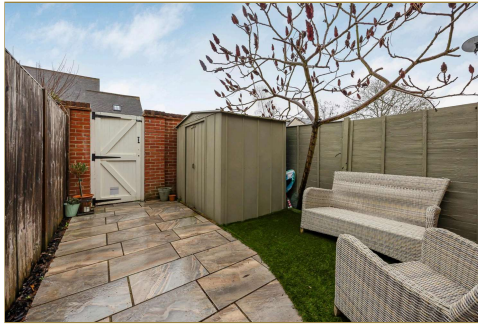
**BEDROOM TWO**

Rear aspect, radiator, spotlights

**REAR GARDEN**

The rear garden is an easily maintained courtyard garden with large storage shed with power, and rear pedestrian gate to parking



**PARKING**

This property benefits from one allocated parking space to the rear of the property. Access can be gained via St Benets Way

**OUTSIDE**

The front of the property overlooks Emmer Green Park and is entered via wrought iron gate with paved pathway leading to front door with pea shingled front garden area with a mixture of brick retained wall and fenced enclosures

**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/0390-2017-5210-2622-7011>

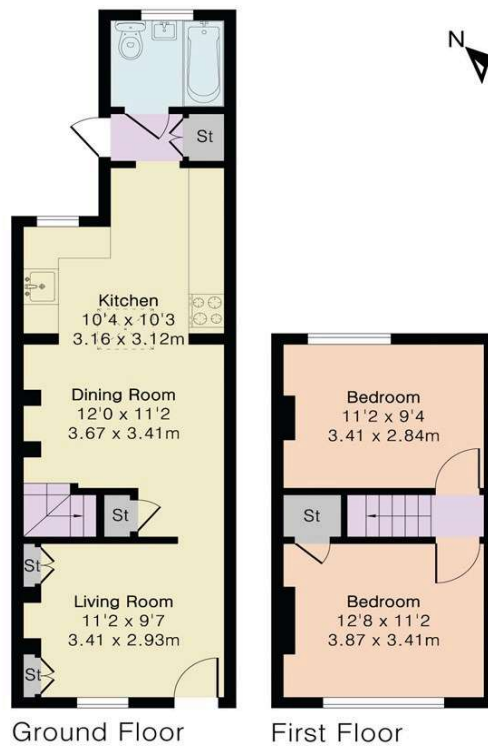
FLOOR PLAN

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

Approximate Gross Internal Area 658 sq ft - 61 sq m

Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 247 sq ft – 23 sq m



LOCATION

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

