

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



KIDMORE ROAD, CAVERSHAM HEIGHTS READING, RG4 7NB

Price Guide £975,000

A charming 1930s three-storey detached home offering four bedrooms, set on a generous double-width plot of approximately one third of an acre. The property provides family living accommodation, including; 29ft living/dining room, fitted kitchen and master bedroom with an en-suite shower room and walk-in wardrobe. Ample off-road parking and no onward chain

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NOTE

Please note: Where applicable, we have used digitally staged photos for illustrative and room configuration purposes solely - no furniture is included within the sale

RECEPTION HALL

Staircase to first floor with understairs storage cupboard and shelving



LIVING/DINING ROOM

Large dual aspect room with bay window and patio doors leading out to the garden



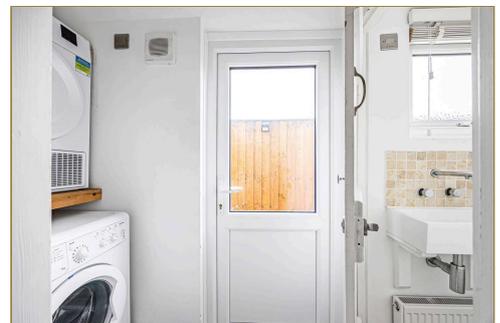
KITCHEN/BREAKFAST ROOM

Well presented kitchen, with island and access to



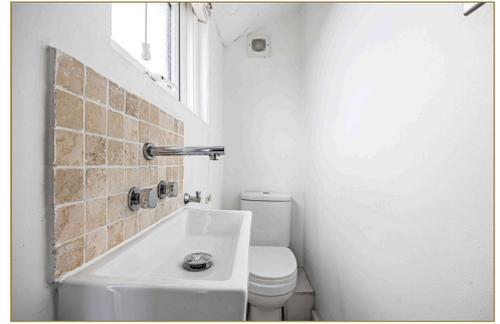
UTILITY AREA

Utility area with plumbing for washing machine, side door and access to



CLOAKROOM

With W.C and wash hand basin



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With linen cupboard and further staircase to top floor



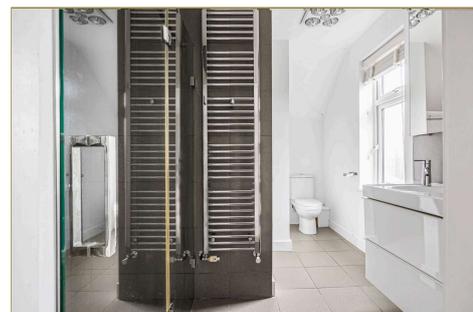
BEDROOM ONE

Spacious master bedroom overlooking the garden with access to



ENSUITE SHOWER ROOM

Large ensuite with shower, wash hand basin with drawers below, and W.C. leading to



WALK IN WARDROBE/DRESSING ROOM

Spacious walk in wardrobe with hanging space and shelving



BEDROOM TWO

Front bedroom with large bay window



BATHROOM

Family bathroom comprising panelled bath, separate shower cubicle, wash hand basin and W.C.



STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING

Access to



BEDROOM THREE

Dual aspect double bedroom



BEDROOM FOUR

Side aspect double bedroom with built in storage



REAR GARDEN

Large level rear lawned garden with excellent decking area ideal for entertaining, useful side access gate



NOTE

Included with the sale of the property are two further parcels of land. To the side is a part wooded plot measuring approx. 40ft wide by 150ft in length. Behind the rear garden fence is a further rear plot measuring 40ft wide by 100ft in length. These measurements cannot be relied upon as exact or wholly correct



**OUTSIDE**

The front of the property is entered via sweeping shingle driveway providing easy turning and parking for several vehicles. Outside electric car charger

**GARAGE**

With double opening doors

DIRECTIONS

From central Caversham proceed along Hemdean Road for half a mile and at the roundabout turn left into Oakley Road hill and then turn right into Kidmore Road where the property can be found on the right hand side.

TENURE

Freehold

SCHOOL CATCHMENT

Caversham Primary School
The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band G

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 E

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/0369-2821-6035-9501-1461>

FLOORPLAN

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

**Approximate Gross Internal Area 1496 sq ft - 137 sq m
(Excluding Garage)**

Ground Floor Area 650 sq ft – 58 sq m

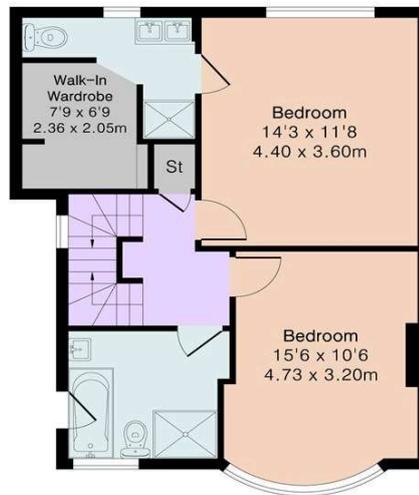
First Floor Area 556 sq ft – 52 sq m

Second Floor Area 290 sq ft – 27 sq m

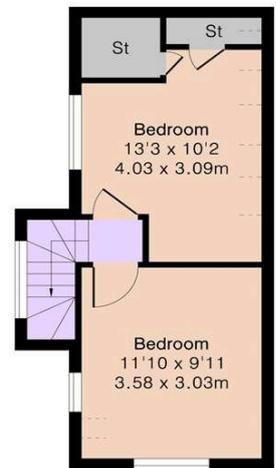
Garage Area 133 sq ft – 12 sq m



Ground Floor



First Floor



Second Floor

LOCATION

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

