

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



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

£895,000

An extended 1930's four bedroom detached family home located only a 4 minute walk to delightful walks in the south Oxfordshire countryside. Includes 21ft living room, dining room, kitchen, cloakroom, ensuite, super rear garden, detached garage, useful carport and ample parking. No onward chain.

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

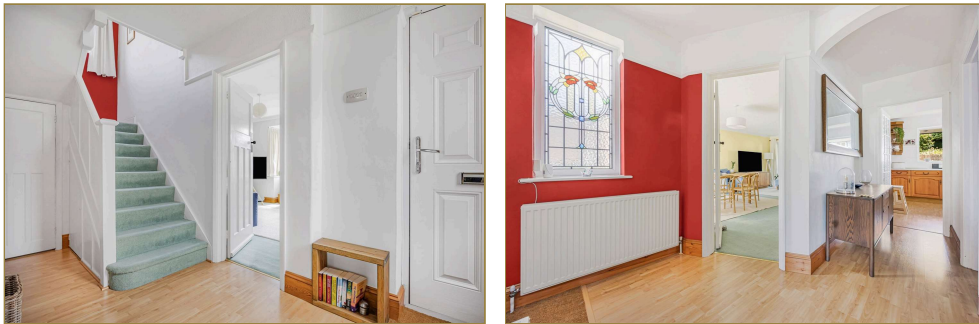
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. 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

Covered entrance porch with quarry tiled step and front door to

RECEPTION HALL

With original 1930s stained glass leadlight side window, radiator, staircase to first floor, understairs storage cupboard plus understairs boiler cupboard housing gas boiler

**LIVING ROOM**

Superb front to rear aspect room with double glazed leadlight window and rear double glazed bifold doors to garden. Central cast iron fireplace with Adams style surround and mantel over, coal effect real flame gas fire, two radiators



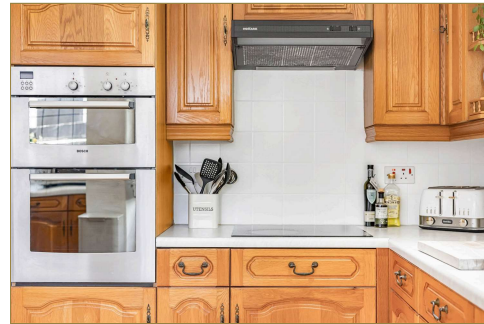
DINING ROOM

With front aspect feature double glazed leadlight square bay window, radiator, central raised antique brick fireplace with fitted log effect real flame fire



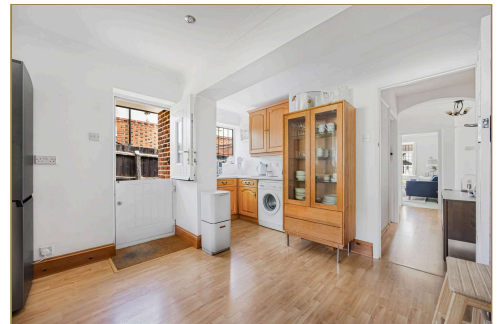
KITCHEN/BREAKFAST ROOM

Fitted with light oak units comprising single drainer one and a half bowl non scratch sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces and white tiled surrounds. Inset four ring induction hob with extractor hood above and split level integrated double oven, with down lights, plumbing for dishwasher and appliance space for fridge/freezer, rear aspect double glazed picture window



UTILITY AREA

With matching light oak base and eye level units, rolled edge work surfaces, white tiled surrounds, with plumbing for washing machine, side aspect leadlight double glazed window, radiator, room for breakfast table and chairs and side kitchen stable door



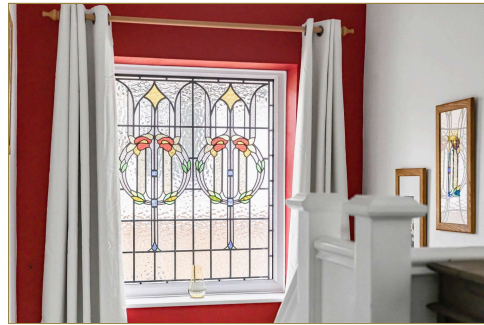
SHOWER ROOM

Comprising fully tiled shower cubicle, with external extractor, wash hand basin, W.C., with tiled walls and side aspect obscure leadlight window



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

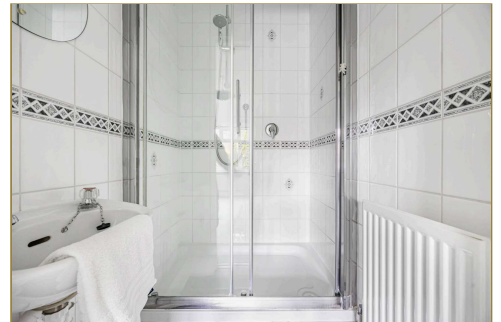
With magnificent side aspect with original 1930s stained glass window leadlight window, access to loft space above, radiator, useful eaves storage cupboard and further built in airing cupboard with shelving

**BEDROOM ONE**

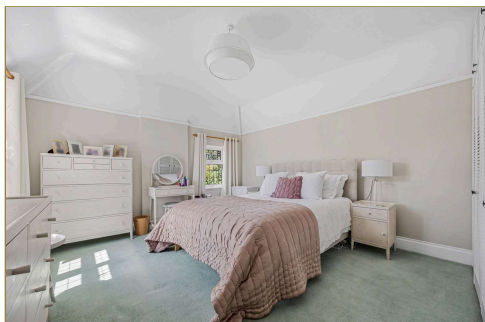
With rear aspect double glazed picture window, picture rails, radiator, built in double wardrobe, further twin built in storage cupboards

**EN SUITE SHOWER ROOM**

Comprising fully tiled shower cubicle, wash hand basin, radiator, fully tiled walls and floor

**BEDROOM TWO**

With dual aspect double glazed leadlight windows, two radiators, picture rails, range of fitted wardrobes



BEDROOM THREE

With front aspect double glazed leadlight windows, radiator, picture rails and range of fitted wardrobes, and airing cupboard

**BEDROOM FOUR**

With rear aspect double glazed window, radiator, built in double wardrobes, picture rails

**BATHROOM**

Comprising of Sottini range, wide panelled bath with independent shower unit, curtain and rail, wash hand basin. W.C. with tiled surrounds and side aspect obscure double glazed leadlight window, radiator

**REAR GARDEN**

At the rear of the property are beautifully landscaped established and secluded rear gardens with a Cotswolds shingled area adjacent to the property with curved paved steps leading to patio area for outside dining



There are surrounding beds with specimen shrubs, large main lawn beyond with brick enclosed bordering beds with shrubs, young trees, established Bramley Apple tree and evergreens providing excellent year round seclusion with portioned vegetable plot and timber greenhouse



Access front to rear either side of the property via wrought iron gates. The gardens extend in excess of 100ft with an easterly aspect. Outside water tap

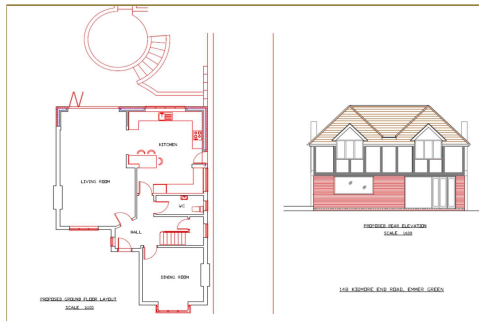
GARAGE

There is a brick built garage with matching external elevations to the main property with retiled roof in the last 5 years, power and light. This would be ideal for a home office or gym conversion.



POTENTIAL DEVELOPMENT

Subject to planning permission



OUTSIDE

The front of the property is entered via a swooping tarmacked driveway providing parking and turning for a number of vehicles, covered car port to one side and optional vehicle access to the other

**FRONT GARDEN**

There is a level lawned garden area with evergreen hedged surrounds with further raised brick enclosed flower beds with shrubs and evergreens together with timber fenced enclosures, brick steps leading to front door

**AERIAL VIEWS****DIRECTIONS**

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

APPROXIMATE SQUARE FOOTAGE

1,800sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Emmer Green Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band F

FREE MORTGAGE ADVICE

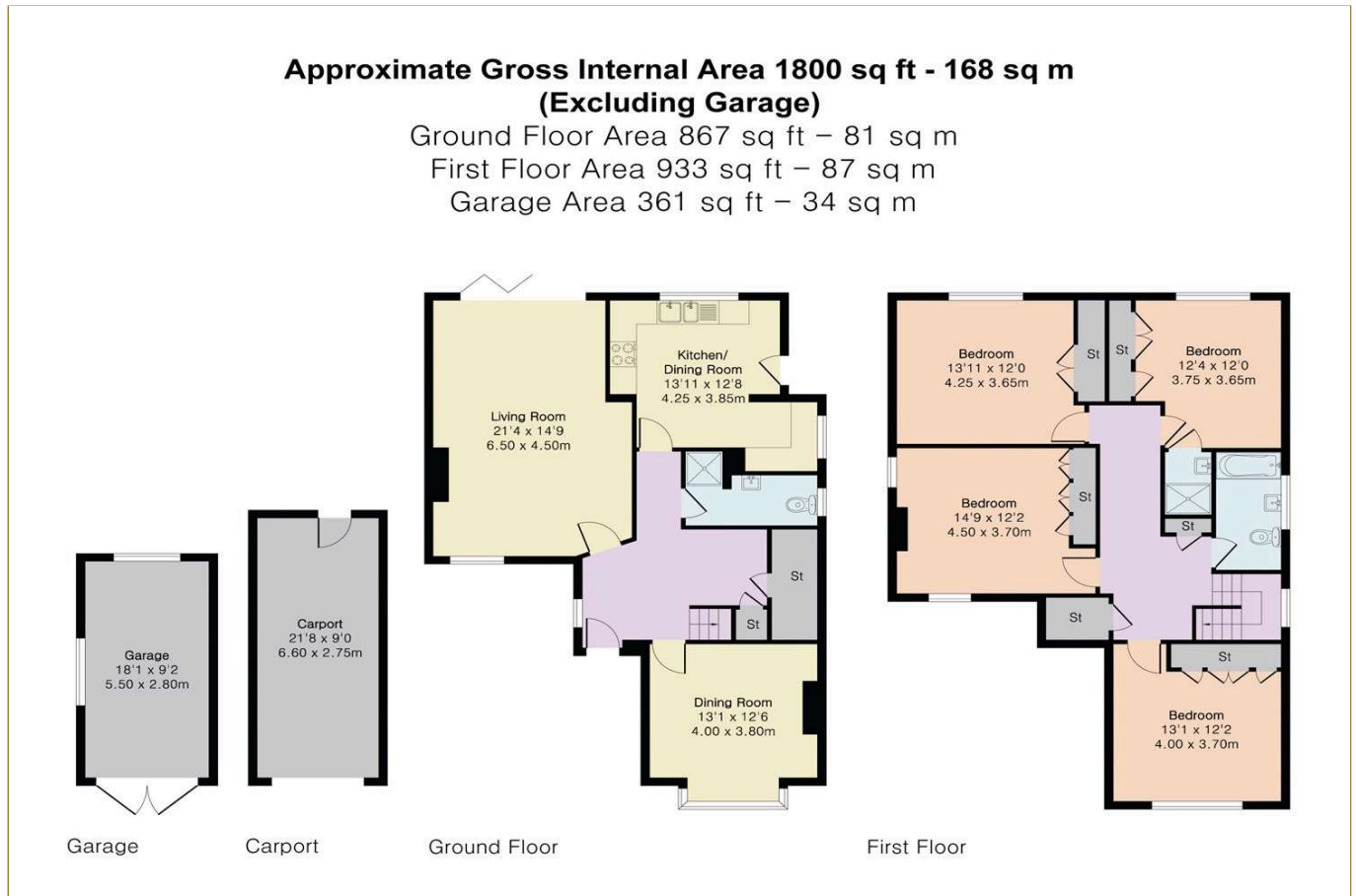
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ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**Energy Rating D**

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/0360-2534-4440-2495-4905>

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

