



Kidmore Road, Caversham, Reading, RG4 7NW

£575,000

Walmsley

## Kidmore Road, Caversham, Reading, RG4 7NW

A late 1920's bay-fronted semi-detached home is set in the well-regarded area of Caversham Heights offering scope to extend, subject to planning. The current accommodation comprises; entrance hall, bay-fronted dining room, sitting with feature fireplace, kitchen, 3 bedrooms, WC and family bathroom. Externally the property boasts a private, south/west facing rear garden, side access, front garden and driveway for multiple vehicles. The property is for sale with no onward chain.

Caversham lies just north of the River Thames and offers a range of shops, cafes, restaurants, and well-regarded schools. Reading Station is located less than a mile from Caversham Bridge and provides direct services to London Paddington in around 25 minutes, along with Elizabeth Line (Crossrail) services for wider connectivity. The surrounding areas, including Emmer Green and the nearby South Oxfordshire countryside, provide access to golf courses, riverside walks, and local leisure facilities such as Mapledurham Gym and Spa.

EPC Rating TBC Council Tax Band D

Viewing is recommended.

## Tenure - Freehold

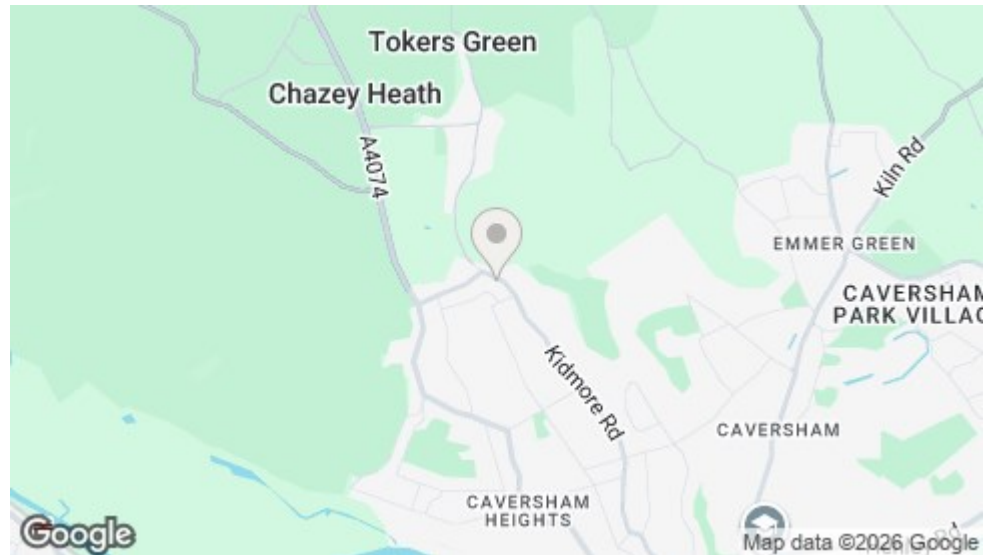




- No chain
- Potential to extend SSTP
- Bay-fronted
- South/west rear garden
- Popular location
- Close to schools



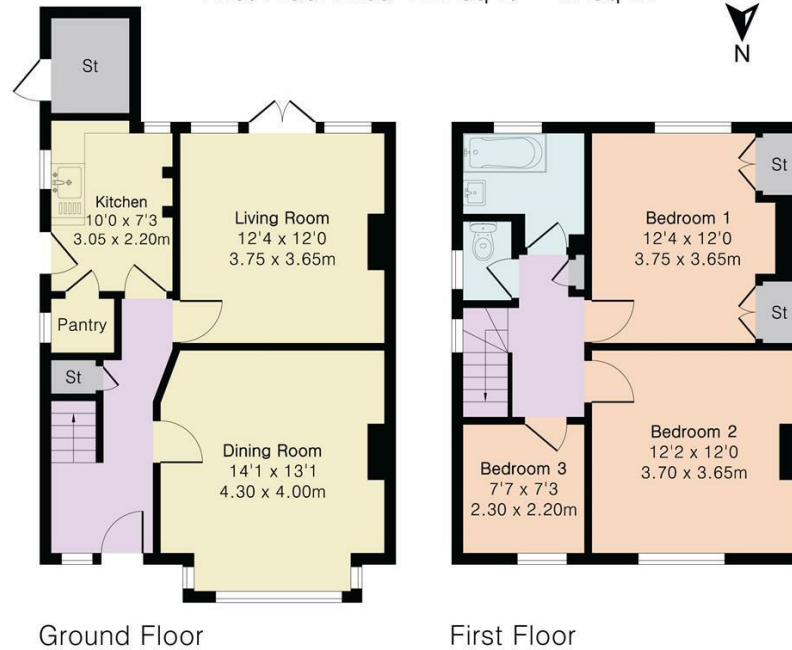




**Approximate Gross Internal Area 1012 sq ft - 94 sq m**

Ground Floor Area 532 sq ft – 49 sq m

First Floor Area 480 sq ft – 45 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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