

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



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

£355,000

A spacious three bedroom end town house located in a sought after central Emmer Green position, overlooking Emmer Green Playing Fields and within 200yds of Emmer Green shops, bus stops, doctors surgery and schools. With the benefit of off road parking and a 50ft garden, 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

RECEPTION HALL/BREAKFAST AREA

Front door, side aspect double glazed window, radiator, built-in cupboard housing gas boiler and shelving

**INNER LOBBY**

Staircase to first floor, door to

SHOWER ROOM

Refitted to comprise double width shower cubicle, pedestal wash hand basin, w.c., fully tiled walls, heated towel rail, extractor fan

LIVING/DINING ROOM

Spacious room with rear aspect windows and French doors to garden, 2 radiators

**KITCHEN**

Fitted to comprise single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floorstanding and wall mounted eye level units, worktops, tiled surrounds, inset 4-ring stainless steel gas hob with extractor hood above and integrated oven below, plumbing for washing machine or dishwasher, space for fridge/freezer, tiled floor, front aspect double glazed window

STAIRCASE FROM INNER LOBBY TO FIRST FLOOR LANDING

BEDROOM ONE

Front aspect double glazed window overlooking Emmer Green Park, radiator, range of fitted wardrobes and cupboard space

**BEDROOM TWO**

Rear aspect double glazed window, radiator, range of fitted wardrobes

**BEDROOM THREE / STUDY**

Side double glazed Velux skylight window, radiator

**REAR GARDEN**

At the rear of the property is a generous and secluded garden, predominantly laid to lawn with shrub borders and maturing trees and hedging providing good screening, large paved patio area to the rear of the property, timber shed, mixture of timber fencing and brick retaining walls. The garden extends approx. 50ft. There is side access front to rear via both timber and wrought iron gateway, outside water tap

**FRONT GARDEN**

The front of the property is entered via tarmac driveway providing off road parking, covered carport area, small enclosed garden area

APPROXIMATE SQUARE FOOTAGE

850sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

DIRECTIONS

Leave Caversham centre via Peppard Road, continue into Emmer Green, turning left into Kidmore End Road where the property will be found on the right hand side

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School

Highdown Secondary School

COUNCIL TAX

Band C

SOCIAL MEDIA

Find out about local news, our views and all things property on our facebook, instagram and twitter pages

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 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

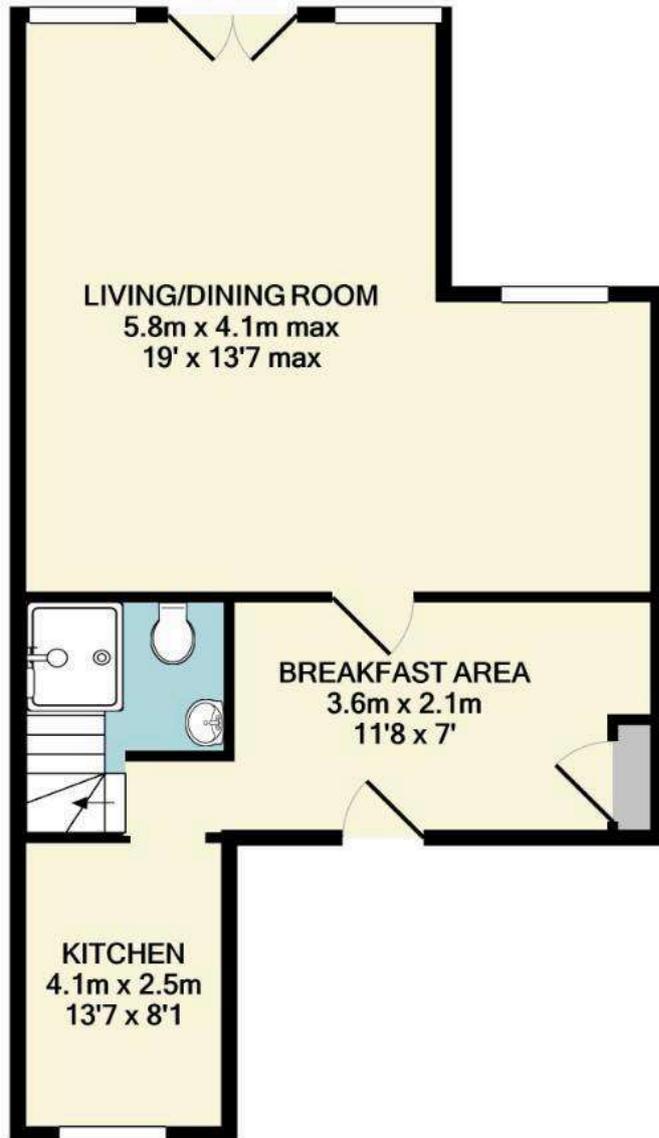
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating D

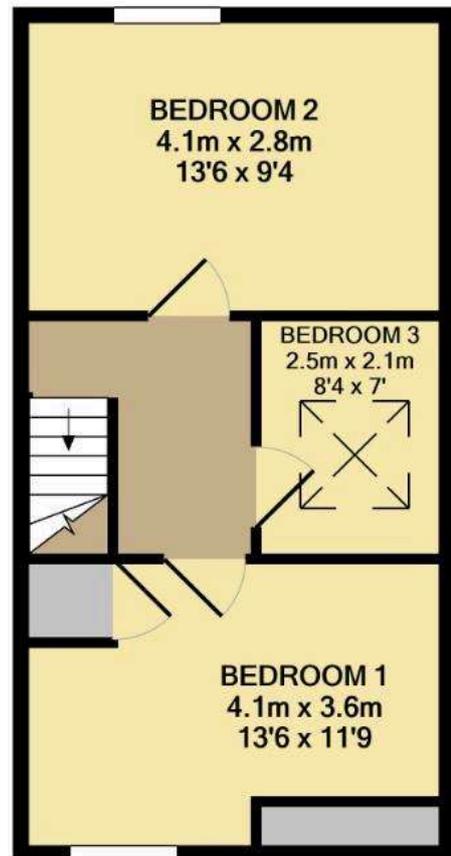
To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/2346-0031-7201-0100-0204>

FLOORPLAN

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



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 75.0 SQ.M. (807 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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LOCATION

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

