

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



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

**£750,000**

A superbly extended three double bedroom semi detached located on the cusp of the south Oxfordshire countryside. Includes a stunning 24ft open plan kitchen/family/dining room, sitting room, cloakroom/utility room, recent outdoor home office, 100ft rear garden, garage and parking. Half a mile to local shops and within Emmer Green primary school catchment

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**ENTRANCE**

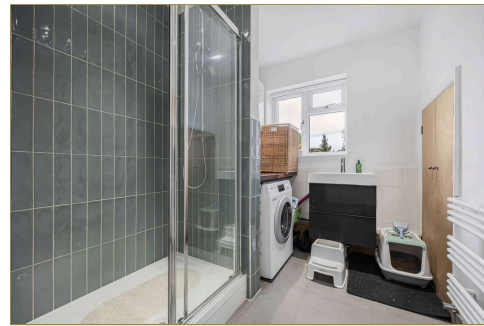
Extended gabled entrance lobby, front door, dual aspect windows

**RECEPTION HALL**

Staircase to first floor

**UTILITY/SHOWER ROOM**

Fitted to comprise utility area with worktops and fully tiled double width shower, fitted wash hand basin with drawers, W.C., plumbing for washing machine, wall mounted gas boiler, heated towel rail, useful understairs cupboard

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM**

Superb 25ft open plan family room with large rear bi-fold doors leading to patio and garden. The rear section of the room has a vaulted ceiling with twin overhead Velux style windows. A great entertaining room





Kitchen area: Extensively fitted with quartz worktops and Belfast sink unit, range of cupboards and drawers with concealed lighting, large range cooker with Siemens stainless steel extractor hood above, integrated fridge freezer and larder cupboard together with wine cooler, dishwasher, further island unit with cupboards and drawers with breakfast bar facility



Living area: with wood burner, vertical radiator, picture rails



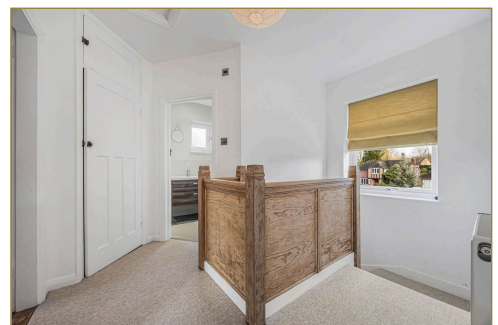
#### **SITTING ROOM/BEDROOM FOUR**

Front aspect window, radiator



#### **STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

Front aspect window, access to loft space and built in linen cupboard



### **BEDROOM ONE**

Rear aspect window, twin built in wardrobes with cupboard space above and picture rails



### **BEDROOM TWO**

Front aspect window and picture rails



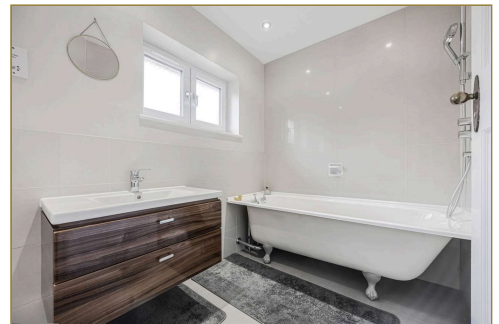
### **BEDROOM THREE**

Rear aspect window and picture rails



### **BATHROOM**

Three piece suite comprising: bath with independent shower, fitted wash hand basin with floating drawers, W.C., with tiled walls and floor, heated towel rail and side aspect window





**REAR GARDEN**

Well maintained secluded gardens with large paved patio area adjacent to kitchen/living/family room with walled sleeper enclosures. Outside water tap and power. Rear access to garage



Steps from patio area lead up to mainly lawned gardens, boxed vegetable beds, young shrubs and maturing trees together with timber fence enclosures and timber storage shed to the rear. In all the gardens extend approx. 100ft with a south westerly aspect

**HOME OFFICE**

A recent addition to the property, fully insulated with light and power, sliding bifold doors, ideal for a variety of uses

**FRONT GARDEN**

Entered via pea shingled driveway providing off road parking for three vehicles and leading to;



## **GARAGE**

With electrically operated roller door, power and light

## **AERIAL VIEWS**



## **DIRECTIONS**

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

## **TENURE**

Freehold

## **SCHOOL CATCHMENT**

Emmer Green Primary School  
Highdown Secondary School

## **COUNCIL TAX**

Band E

## **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/8768-7826-0430-9874-4902>

## **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

**FLOOR PLAN**

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

**Approximate Gross Internal Area 1613 sq ft - 149 sq m  
(Including Garage & Outbuilding )**

Ground Floor Area 972 sq ft – 90 sq m

First Floor Area 522 sq ft – 48 sq m

Outbuilding Area 119 sq ft – 11 sq m





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

