



Kidmore Road, Caversham, Reading, RG4 7LR

£1,150,000

Walmsley

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Walmsley Estate Agents are pleased to offer to the market this beautiful Edwardian detached family home, situated on one of Caversham Heights' prestigious tree-lined roads. The impressive accommodation, which retains a great deal of character and charm, comprises an entrance hall, a living room with a vaulted ceiling extension overlooking the rear garden, a beautifully extended Shaker-style kitchen, a separate dining room with a bay window, and a ground-floor WC. Upstairs, off the landing, are four bedrooms and a family shower room. Externally, the property benefits from a substantial mature rear garden, the majority of which is laid to lawn with well-stocked flower and shrub borders and a generous patio seating area. Further benefits include a 9'10 x 8'2 workshop/utility room, a 12'10 x 9'10 gym, and a separate insulated garden office measuring 15'11 x 9'10. Viewing is highly recommended.

Caversham is situated just north of The River Thames, offering a vast array of shops, bars, restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes and Crossrail services) is within a mile of Caversham Bridge. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and Mapledurham Gym.

Tenure - Freehold





- Prestigious road in Caversham Heights
- Detached Edwardian home
- Extended accommodation
- Four bedrooms
- Garden office & Gym
- Council tax band G
- EPC rating D



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**Approximate Gross Internal Area 1831 sq ft - 170 sq m
(Including Outbuilding)**

Ground Floor Area 811 sq ft – 75 sq m
 First Floor Area 653 sq ft – 61 sq m
 Outbuilding Area 367 sq ft – 34 sq m



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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