

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



KIDMORE ROAD, CAVERSHAM HEIGHTS READING, RG4 7NG

£985,000

An attractive 1930s extended four bedroom semi detached family home, superbly positioned alongside the beautiful South Oxfordshire countryside. Offering spacious and well proportioned accommodation, complemented by a large elevated deck with views across open fields. Include living room, dining room, impressive 19ft kitchen/breakfast room, utility room, cloakroom and an en-suite bathroom to the principal bedroom. Includes ample parking and an attractive rear garden

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

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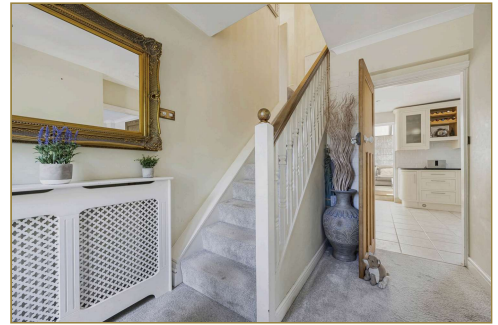
E info@farmeranddyer.com

SITUATION

This property can be found as the very last house along Kidmore Road before Gravel Hill and Tokers Green Lane and the adjacent South Oxfordshire countryside. The house has been extended to the side to create an additional bedroom and extra living accommodation. Undoubtedly, the main feature of this property is its position and excellent far reaching views to the rear

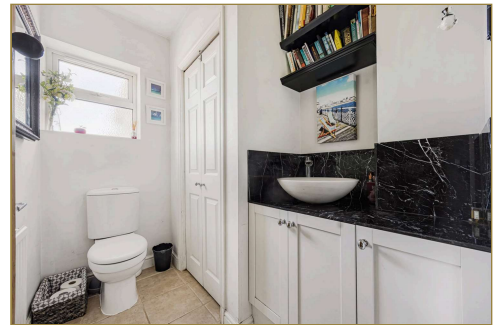
ENTRANCE HALL

Stairs to first floor, radiator



CLOAKROOM

Two piece suite with WC, fitted vanity worktop with circular wash hand basin with cupboards below, built in storage cupboard



LIVING ROOM

Front aspect bay window, attractive feature fireplace, radiator, TV point



DINING ROOM

Front and side aspect windows, radiator, spotlights



KITCHEN/BREAKFAST ROOM

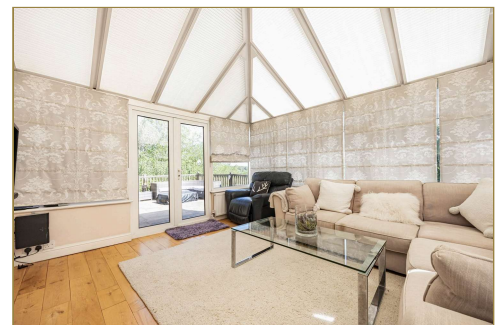
Super 19ft room, comprehensively fitted with quartz worktops and enamel sink unit, excellent range of cupboards and drawers, fitted range style cooker, integrated dishwasher, space for fridge freezer, floor lighting, tiled floor, rear aspect, space for kitchen table, radiator, leading through to conservatory

**UTILITY ROOM**

Fitted with worktops and sink unit, cupboards, tiled splashbacks, side door to outside, tiled floor, spotlights

**CONSERVATORY**

Large room offering excellent views over garden, wooden flooring, double doors leading on to decking area



STAIRCASE TO FIRST FLOOR LANDING

Hatch to loft space



BEDROOM ONE

Front and side aspect windows, fitted wardrobes, radiator



Door to

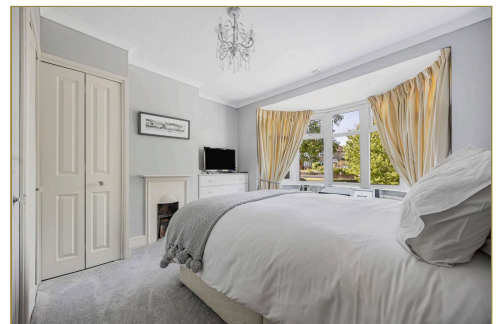
ENSUITE BATHROOM

Four piece suite comprising: panel bath, separate shower cubicle, WC, fitted wash hand basin with cupboards below, radiator, tiled floor, rear aspect window



BEDROOM TWO

Front aspect bay window, radiator, built in wardrobes



BEDROOM THREE

Rear aspect, radiator, built in double wardrobe, built in airing cupboard



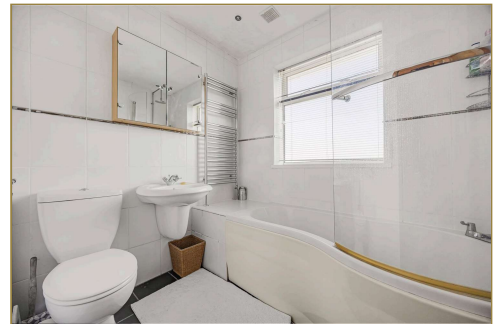
BEDROOM FOUR

Front aspect, radiator



FAMILY BATHROOM

Three piece suite comprising: panel bath, WC, wash hand basin, radiator, tiled floor, rear aspect window



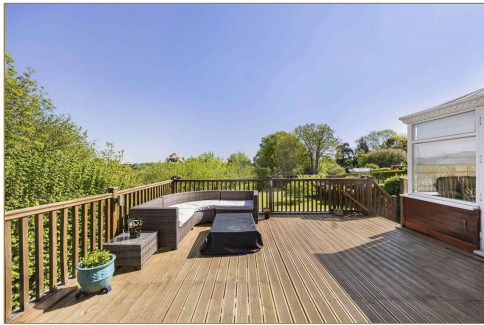
FRONT GARDEN

At the front of the property is a large driveway offering excellent parking for several cars, lawned garden with shrub borders, side access gate



REAR GARDEN

To the rear of the property is a large decking area, great for outdoor entertaining and offering super elevated and unrivalled views over the garden and neighbouring countryside



PLEASE NOTE

UNDERHOUSE STORAGE - There is a large cellar and adjoining workshop

The garden is mainly lawned with shrub borders, narrowing to a secondary garden that runs adjacent to Gravel Hill/South Oxfordshire countryside



AERIEL PHOTOS



DIRECTIONS

Leave Caversham centre via Hemdean Road, turn left at the mini roundabout into Oakley Road, at the crossroads turn right into Kidmore Road where the property will be found on the right hand side

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School

The Hill Primary School

The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band F

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

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/0350-2819-6650-2006-6275>

FLOOR PLAN

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

