

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**KIDMORE ROAD, CAVERSHAM
READING, RG4 7NB**

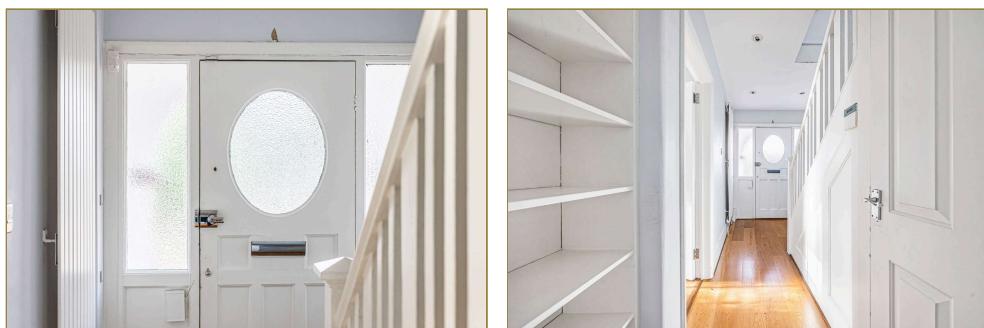
Price Guide £975,000

Spacious and well-presented four-bedroom detached family home with ensuite, large garden, and ample off-road parking, offered with NO CHAIN in sought-after Caversham Heights location

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

Staircase to first floor with understairs storage cupboard and shelving

**LIVING/DINING ROOM**

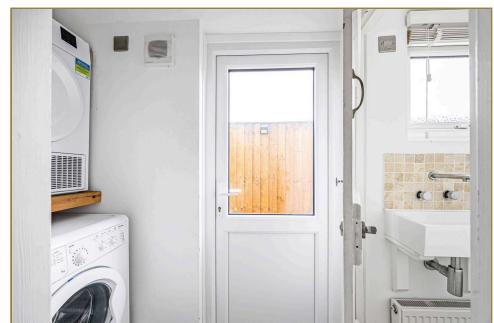
Large dual aspect room with bay window and patio doors out to the garden

**KITCHEN/BREAKFAST ROOM**

Well presented kitchen, with island and access to

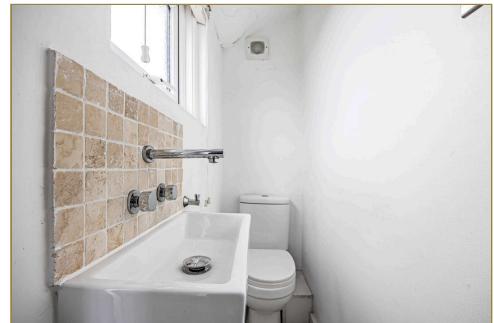
**UTILITY AREA**

Utility area with plumbing for washing machine, side door and access to

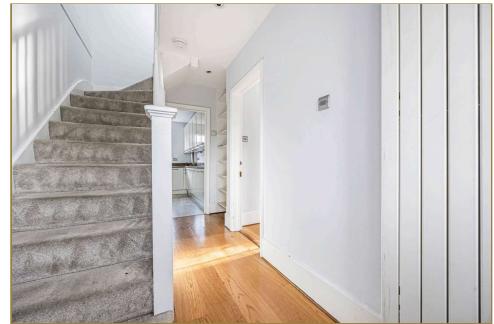


CLOAKROOM

With W.C and wash hand basin

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

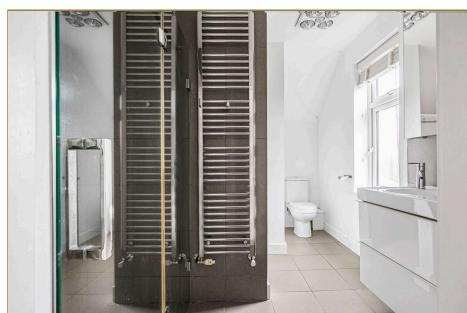
With linen cupboard

**BEDROOM ONE**

Spacious master bedroom overlooking the garden with access to

**ENSUITE SHOWER ROOM**

Large ensuite with shower, wash hand basin with drawers below, and W.C. leading to



WALK IN WARDROBE/DRESSING ROOM

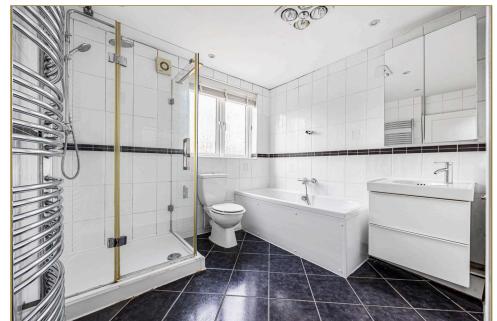
Spacious walk in wardrobe with hanging space and shelving

**BEDROOM TWO**

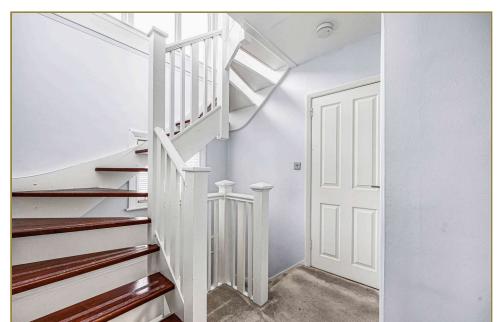
Front bedroom with large bay window

**BATHROOM**

Family bathroom comprising panelled bath, separate shower cubicle, wash hand basin and W.C.

**STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR
LANDING**

Access to



BEDROOM THREE

Dual aspect double bedroom

**BEDROOM FOUR**

Side aspect double bedroom with built in storage

**REAR GARDEN**

Large level rear garden with decking, side access and extra side and rear plots





OUTSIDE

The front of the property is entered via sweeping pea shingled driveway providing easy turning and parking for several vehicles, leading also to



GARAGE

With double doors

DIRECTIONS

From central Caversham proceed south along Prospect Street, at mini roundabout turn right into Church Street, turn right into Hemdean Road at the roundabout turn left into Oakley Road and right into Kidmore Road where the property can be found on the right hand side

TENURE

Freehold

SCHOOL CATCHMENT

Caversham Primary School
The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band G

FREE MORTGAGE ADVICE

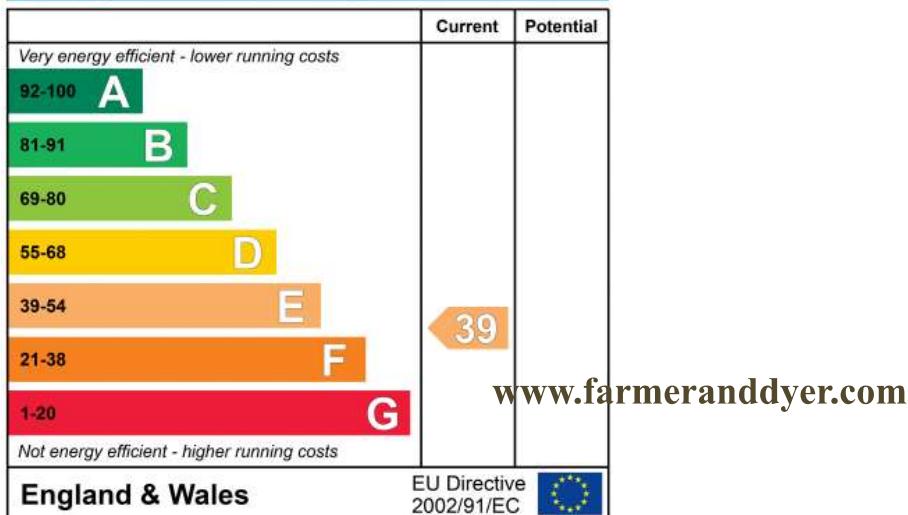
We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating E

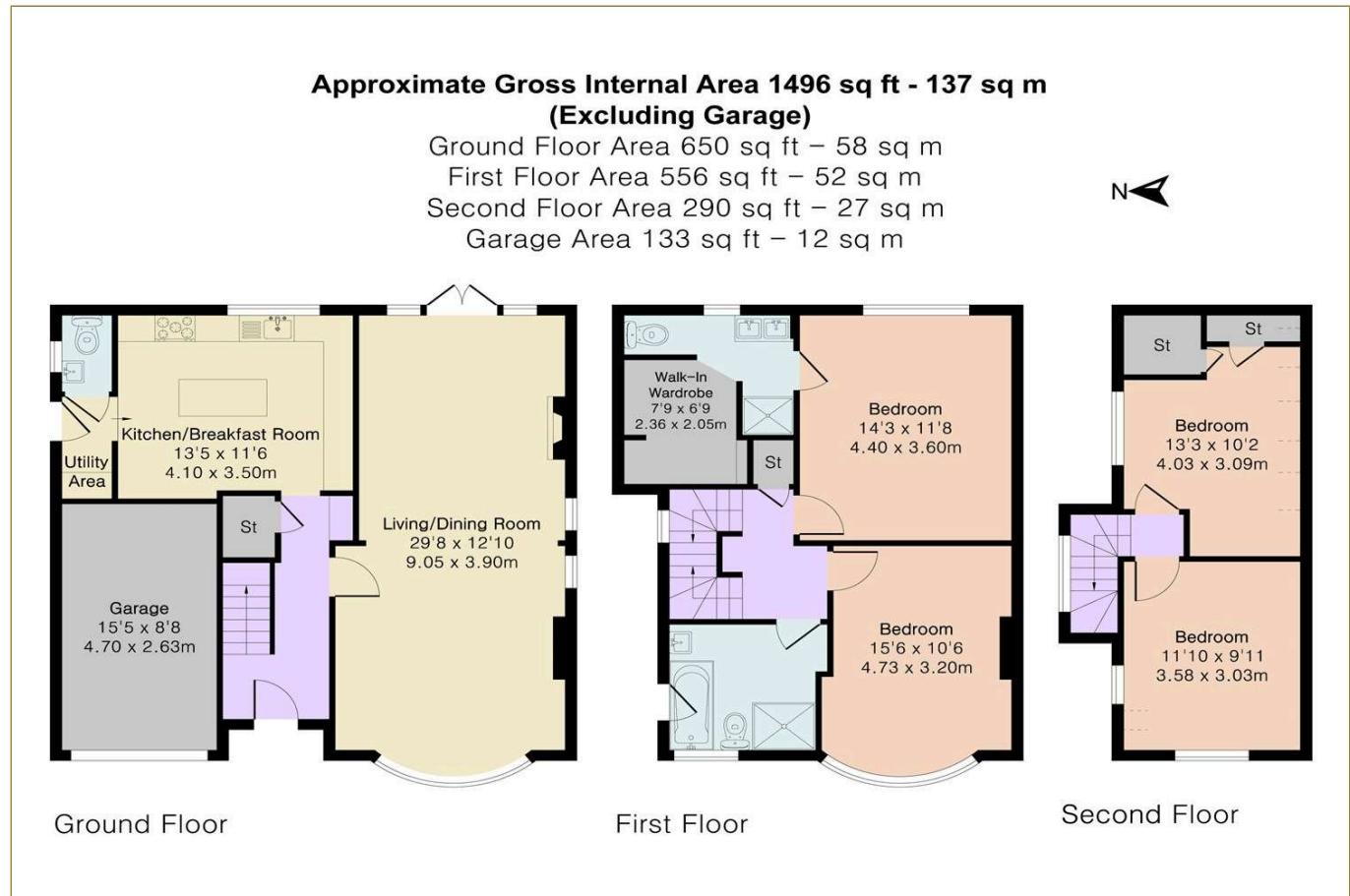
To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0369-2821-6035-9501-1461>

Energy Efficiency Rating



FLOORPLAN

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



LOCATION

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

