

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



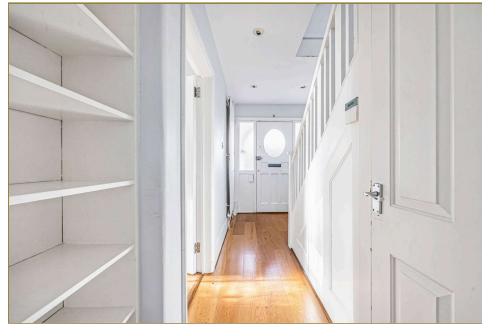
KIDMORE ROAD, CAVERSHAM
READING, RG4 7NB
Price Guide £975,000

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

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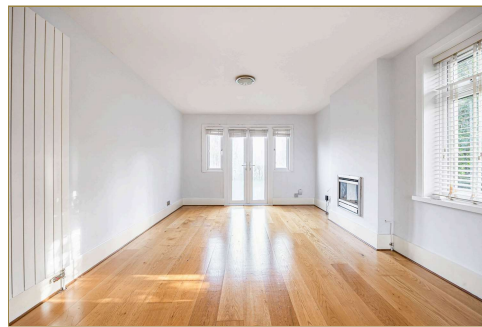
RECEPTION HALL

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



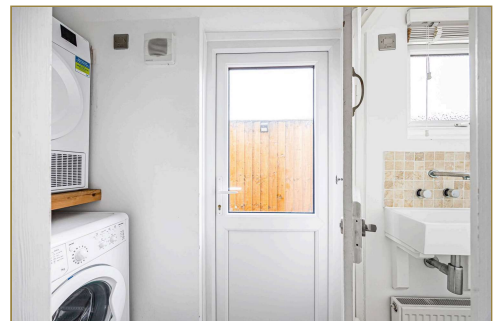
KITCHEN/BREAKFAST ROOM

Well presented kitchen, with island and access to



UTILITY AREA

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



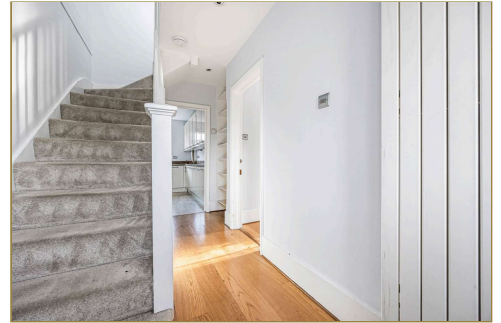
CLOAKROOM

With W.C and wash hand basin



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With linen cupboard



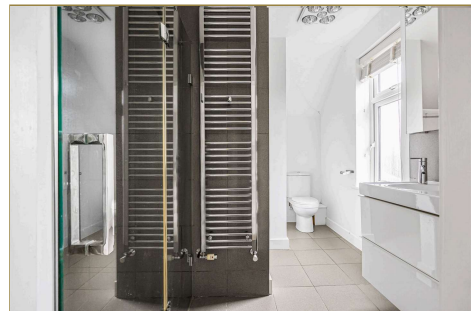
BEDROOM ONE

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



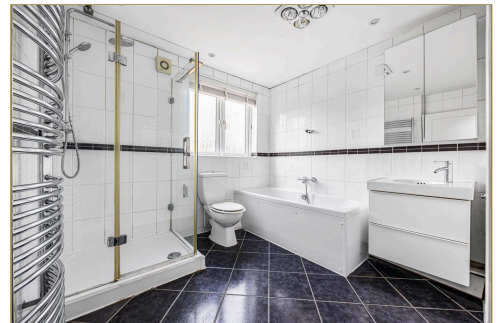
BEDROOM TWO

Front bedroom with large bay window



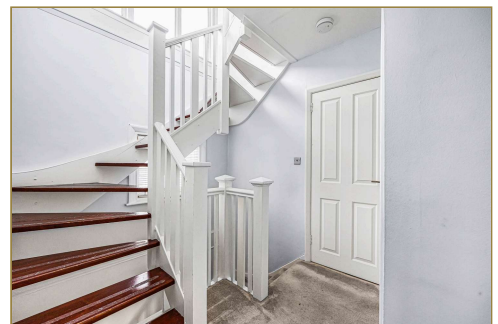
BATHROOM

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



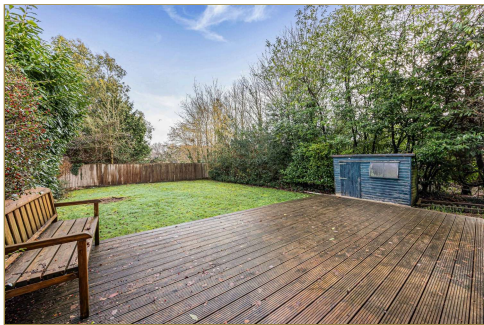
BEDROOM FOUR

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

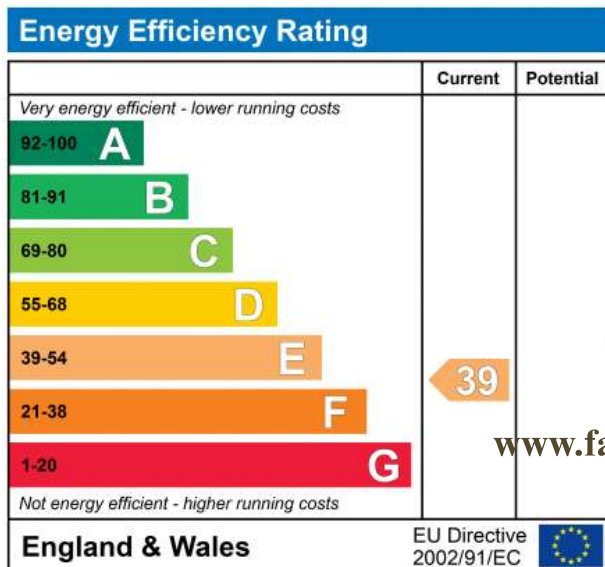
FREE MORTGAGE ADVICE

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>



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FLOORPLAN

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

**Approximate Gross Internal Area 1496 sq ft - 137 sq m
(Excluding Garage)**

Ground Floor Area 650 sq ft – 58 sq m

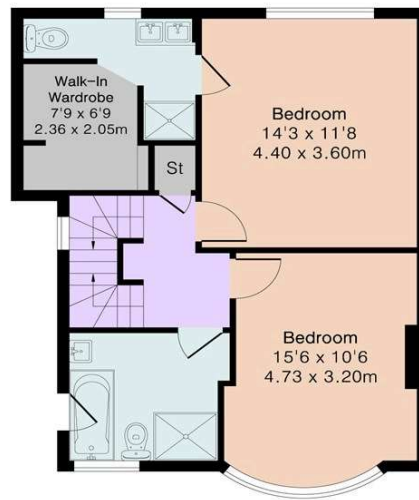
First Floor Area 556 sq ft – 52 sq m

Second Floor Area 290 sq ft – 27 sq m

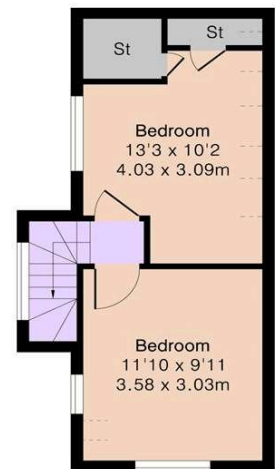
Garage Area 133 sq ft – 12 sq m



Ground Floor



First Floor



Second Floor

LOCATION

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

