



Kidmore Road, Caversham Heights, Reading, RG4 7NB

£975,000

Walmsley

## Kidmore Road, Caversham Heights, Reading, RG4 7NB

A beautifully presented four bedroom detached family home with easy access to both Caversham and Reading centre and within catchment to the ever popular Caversham Primary School. The flexible accommodation comprises: entrance hall, bayfronted sitting/dining room, 13ft kitchen/breakfast room, utility area, W/C, two bedrooms with en-suite and dressing area to master, 4 piece family bathroom and two further bedrooms to the 2nd floor. Externally the property benefits from a private/enclosed rear garden, garage and off-road parking for a number of vehicles and two separate plots of land\*\*\* No onward chain.

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. PHOTOS TAKEN PRIOR TO TENANCY

EPC rating - E. Council tax band - G

\*\*\*BK135524 138 Kidmore Road vacant rear land parcel, BK396606 138 Kidmore Road house and land, BK441083 138 Kidmore Road side easement land parcel

## Tenure - Freehold





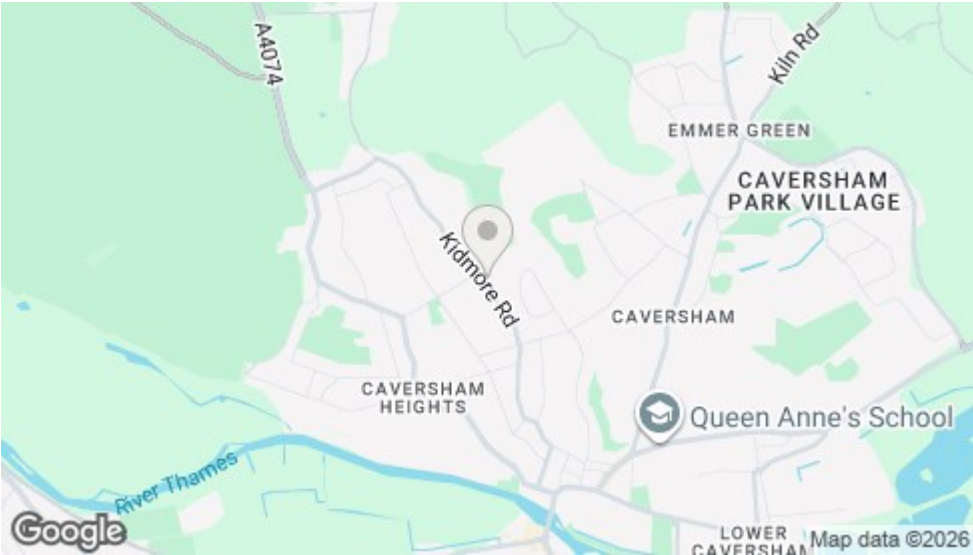
- Four bedrooms
- Detached
- Garage
- Enclosed rear garden
- Scope for expansion STP
- No onward chain
- En-suite and dressing area to master bedroom
- 2 separate parcels of land to rear and side

 4
  2
  2
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**Approximate Gross Internal Area 1419 sq ft - 132 sq m  
(Excluding Garage)**

Ground Floor Area 601 sq ft - 56 sq m

First Floor Area 546 sq ft - 51 sq m

Second Floor Area 272 sq ft - 25 sq m

Garage Area 133 sq ft - 12 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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