



**Kidmore Road
Caversham, Reading, RG4 7LR**

£1,195,000

Situated within this highly sought after treelined road in the heart of Caversham Heights is this unique both double and bay fronted Edwardian house retaining an abundance of period features throughout. The property has been recently refurbished. The property is located within easy reach of central Caversham, fantastic schools and Reading mainline station with its fast links to London within easy reach. The property is laid over three floors and boast approximately 2500 sqft of living space. On the upper two floors there are six great sized bedrooms and two bathrooms. On the ground floor there are two fabulous reception rooms, a large and imposing reception hall and a stylish re-fitted kitchen/breakfast room. To the rear there is a generous sized garden that stretches approximately 80ft. To the front there is a large driveway for several cars. To appreciate the space on offer call now to view.

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Front garden



Large gravel driveway with parking for numerous cars and gated side access

Reception hall

20'9" x 17'8" (6.34 x 5.4)



Front aspect with window shutters, feature fire place, vinyl flooring and stairs to the first floor

Living room

16'11" x 16'0" (5.16 x 4.89)



Front aspect bay window with shutters, carpeted, feature fireplace with gas fire

Dining room

16'0" x 12'10" (4.89 x 3.93)



Rear aspect with twin doors leading to patio area and rear garden. Feature fireplace and Howdens wood flooring

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Kitchen/breakfast room

17'8" x 12'5" (5.4 x 3.8)



Rear aspect with twin doors leading to patio area and garden. Re-fitted Wren kitchen with quartz worktops with built in dishwasher, wine fridge, induction hob with extractor above, double oven and large central island with breakfast bar

Utility room

Rear aspect door to garden, space for washing machine and useful storage shelving

WC

Low level wc and wash hand basin

First floor landing

Master bedroom

17'2" x 16'0" (5.25 x 4.89)



Bright and airy front aspect bay window with shutters, carpeted and original fireplace

Bedroom two

16'0" x 12'9" (4.89 x 3.9)



Rear aspect window with shutters, carpeted and original fireplace

Bedroom three

44'7" x 42'11" (13.6 x 13.1)



Front aspect window with shutters, carpeted and original fireplace

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Bedroom four

11'8" x 9'4" (3.57 x 2.87)



Rear aspect window and real wood flooring

Bedroom five

21'0" x 13'3" (6.41 x 4.06)



Rear aspect window, carpeted, original fireplace and numerous eaves storage cupboards, door to en-suite

Bathroom



Four piece bathroom which includes a claw foot bath, separate double walk in shower, low level wc, wash hand basin, storage cupboard and tiled flooring

En-suite



Corner bath, low level wc, wash hand basin, laminate flooring, trap to loft space

Top floor landing

Bedroom six

14'1" x 6'9" (4.3 x 2.08)

Dual aspect velux windows , carpeted

Garden



The delightful west facing garden has a patio area ideal for alfresco entertaining, a large lawned area with shrub borders and garden shed

Services

Water. Mains

Drainage. Mains

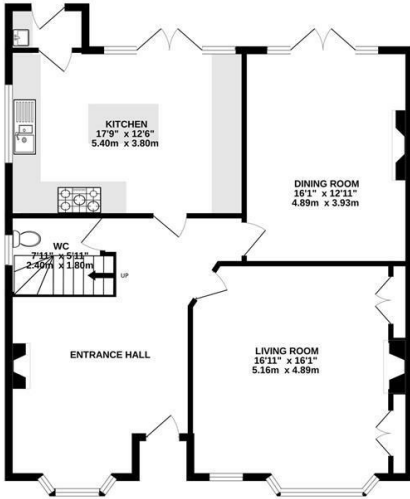
Electricity. Mains

Heating. Gas

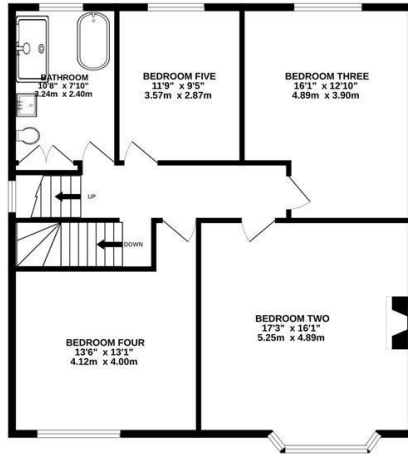
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom

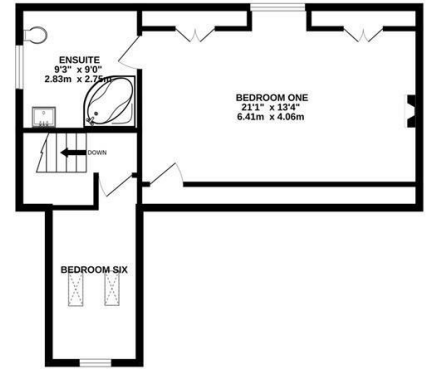
GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR
968 sq.ft. (89.9 sq.m.) approx.



2ND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 2470 sq.ft. (229.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

