



TOTAL FLOOR AREA : 2745 sq.ft. (255.0 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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210 Kidmore Road, Caversham Heights, Reading, RG4 7ND
Price £700,000 Freehold

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Masons are proud to offer to the market this well presented and extended semi-detached house, located on a sought after road in Caversham Heights and close to Caversham & Reading centres, along with Reading mainline station. Having undergone major improvements by its current owners, including a new extension, re-fitted kitchen, recently fitted bathroom, garden office & wood burning stove. Further benefits include a 14ft living room, a 23ft open plan family/dining room, a downstairs cloakroom, a 14ft master bedroom. There is also off road parking for several cars and a large well-tended rear garden that includes a home office. Viewing recommended.

- Extended Semi-detached
- 23ft Open Plan Family/Dining Room
- 14ft Living Room
- Utility Room & Downstairs wc
- Three Bedrooms
- Family Bathroom
- Off Road Parking
- Large Garden & Home Office
- Planning Permission for Further Extension

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Front door to entrance hall which has the stairs to first floor and has doors to:

Living room: 14'3" x 10'9" into double glazed bay window, feature wood burning stove.

Open plan family/dining room: 23'0" x 21'4" bi-folding doors to the rear garden, opening to:

Kitchen: 15'9" x 10'6" a modern range of eye and base level units with solid wooden tops & breakfast bar, a sink & drainer, oven, hob and extractor.

Utility room: range of eye and base level units with space and plumbing for appliances. Door to:

WC: low level wc and wash basin.

First floor landing has doors to:

Bedroom 1: 14'2" x 12'11" double glazed front aspect.

Bedroom 2: 11'3" x 8'8" double glazed rear aspect.

Bedroom 3: 10'10" x 6'2" double glazed side aspect.

Family bathroom: double glazed side aspect, a panel enclosed bath with shower over, a low level wc and wash basin. Outside: To the front there is off road parking for several cars and access to the front door.

To the rear is one of the main features of the property, with a large well-tended garden, mainly laid to lawn, with a variety of plants, shrubs, trees & flowers. There is a patio area, flowers beds, a new home office with light and power. Viewing is recommended.

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