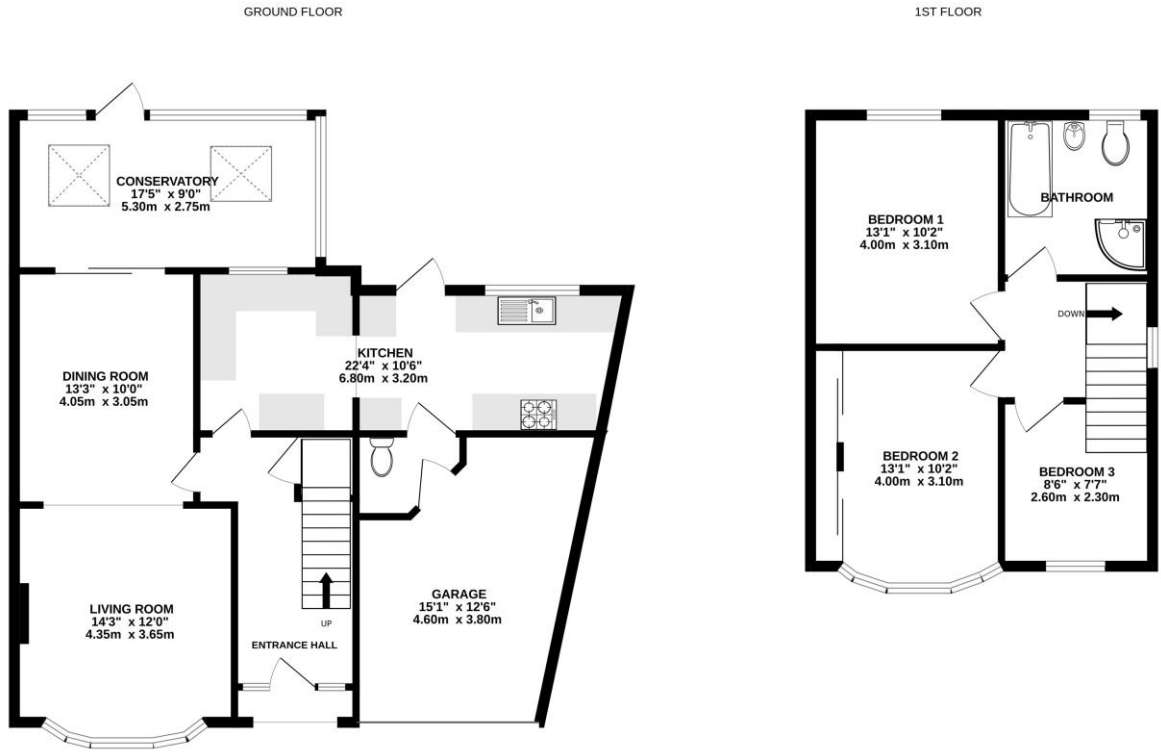




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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2 Woodberry Close, Caversham, Reading, RG4 7QG  
Price £625,000 Freehold

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### Full Description

Masons are proud to offer to the market this extended & well presented three bedroom semi-detached family house, situated in sought-after Caversham location and within walking distance to Caversham & Reading centres, along with Reading mainline station. The property offers versatile living accommodation with a 14ft living room into bay window, a 13ft dining room, 17ft conservatory, a 20ft kitchen breakfast room & downstairs cloakroom. Further benefits include a 14ft master bedroom, a family bathroom, off road parking & garage and a well tended garden. Viewing recommended.

- Extended Three Bedroom Semi
- Well Presented Throughout
- 14ft Living Room
- 13ft Dining Room
- 22ft Kitchen
- Downstairs Cloakroom
- 14ft Master Bedroom
- Off Road Parking & Garage
- Good Size Rear Garden

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Entrance hall has the stairs to the first floor and doors to:

Living room 14'3" x 12'0" into bay window, opening to:

Dining room: 13'3" x 10'0" sliding doors opening to:

Conservatory: 17'5" x 9'0" door opening to the garden.

Kitchen breakfast room: 22'4" x 10'6" double glazed rear aspect, a range of eye and base level units with roll edge tops and tiled surround, sink & drainer, integrated oven, hob & extractor and space and plumbing for additional appliances.

Cloakroom: a low level wc.

Garage: 15'1 x 12'6" light & power with up & over door.

First floor landing has doors to:

Bedroom 1: 14'9" x 10'2" into double glazed bay window, built-in wardrobes.

Bedroom 2: 13'1" x 10'2" double glazed rear aspect.

Bedroom 3: 8'62 x 7'7" double glazed front aspect.

Bathroom: double glazed rear aspect, a panel enclosed bath, a shower cubicle, low level wc and wash basin.

Outside: To the front there is off road parking

for two cars, garage and access to the front door. To the rear is a lovely feature of the property with its mature and well-tended garden which is mainly laid to lawn with a great variety of plants, shrubs, flowers & trees, along with a large patio area to enjoy the sun. A separate area at the back of the garden contains the greenhouse and the shed.

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