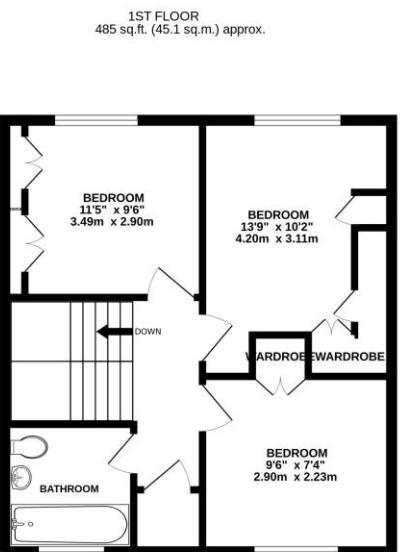
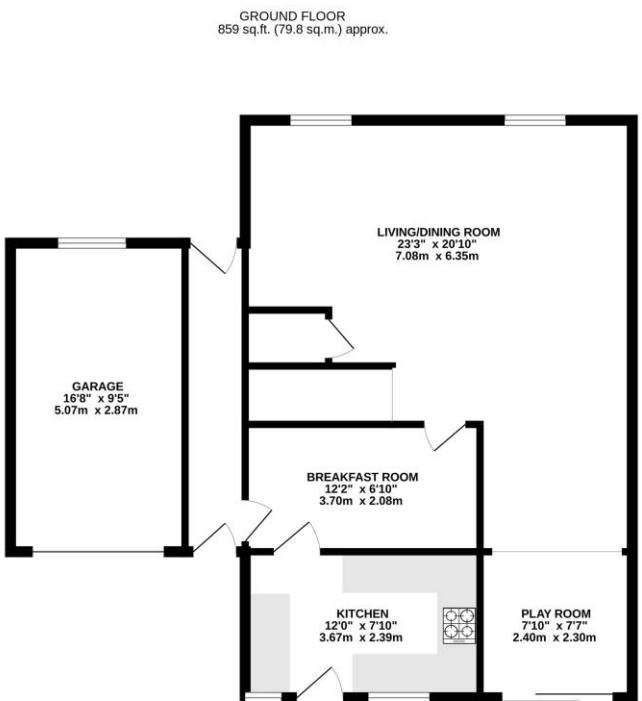




... move with ease



TOTAL FLOOR AREA: 1344 sq.ft. (124.9 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 errors, 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 current or effective operation can be given.  
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**MASONS**  
ESTATE AGENTS



2 Abingdon Drive, Caversham Park, Reading, Berkshire, RG4 6RU  
Price £485,000 Freehold



call us now on 0118 946 1140

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2 Abingdon Drive, Caversham Park, Reading, RG4 6RU

Price £485,000 Freehold

Masons are proud to offer to the market this extended three bedroom link detached house, located on a sought after road in Caversham Park with views across Clayfield Copse, while being close to Caversham & Reading centres, along with Reading mainline station. The property benefits from a 23ft living/dining room, a 12ft breakfast room, a 12ft kitchen and a 7ft playroom/reception room. Further benefits include three good sized bedrooms, including a 13ft master bedroom with built-in wardrobes, a family bathroom, a garage and off road parking and a front and back garden. Viewing recommended.

- Extended 3 Bedroom Detached
- 23ft Living/Dining Room
- 12ft Breakfast Room
- 12ft Kitchen
- 7ft Playroom/Reception
- Garage & Off Road Parking



Front door to:

Breakfast room:  
12'2" x 6'10"

Kitchen: 12'0" x 7'10" double glazed rear aspect, a range of eye and base level units, sink & drainer, space and plumbing for appliances and a door opening to the garden.

Living/dining room:  
23'3" x 20'10" double glazed rear aspect and stairs to the first floor.

Playroom/reception:  
7'10" x 7'10" double glazed sliding door to garden.

Bedroom 1:  
13'9" x 10'9"  
double glazed rear

aspect, built-in wardrobes and cupboard.

Bedroom 2:  
11'5" x 9'6"  
double glazed rear aspect, built-in wardrobes.

Bedroom 3: 9'6" x 7'4"  
double glazed front aspect, built-in wardrobe.

Boiler cupboard:

Bathroom: double glazed front aspect, a panel enclosed bath with shower over and wash basin.

Outside: To the front there is a good size garden that is enclosed by timber fencing and to the rear there is a small garden



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