



TOTAL FLOOR AREA: 1508 sq.ft. (140.1 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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1 Woodberry Close, Caversham, Reading, RG4 7QG
Price £695,000 Freehold



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10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com



Masons are proud to offer to the market this two storey extended four bedroom semi detached, presented in good order throughout and offering versatile living accommodation as well as being close to Caversham & Reading centres, along with Reading mainline station. The property benefits from a 23ft open plan kitchen/dining room with bi-folding doors to the garden, a 13ft living room, a 13ft reception 2/playroom and utility room & cloakroom. Further benefits include a 13ft master bedroom with walk-in wardrobe & large ensuite, a family bathroom, two further double bedrooms & a single room, off road parking and good size corner plot garden. Viewing recommended.

- 23ft Open Plan Kitchen/Dining Room
- 13ft Living Room
- 12ft Reception/Playroom
- Utility/Cloakroom
- 13ft Master Bedroom. Walk-in Wardrobe & Ensuite
- Family Bathroom
- Off Road Parking
- Corner Plot Garden
- Two Storey Extension

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

Living room: 13'2" x 9'10" into double glazed bay window, feature fireplace.

Reception 2/playroom: 13'7" x 9'10" sliding door to the garden.

Open plan kitchen/dining room: 23'7" x 18'8" double glazed multiple aspect, with bi-folding doors to the garden. A modern range of eye & base level units with island, space for range with stainless steel extractor hood, integrated dishwasher and space and plumbing for additional appliances.

Utility room: 7'9" x 7'3" double glazed twin aspect,

units with space and plumbing for appliances, a cupboard housing boiler, a low level wc and wash basin.

First floor landing has the doors to:

Master bedroom: 13'4" x 12'7" double glazed twin aspect, two walk-in wardrobes and door to:

Ensuite: walk-in shower cubicle, two wash basins set into vanity unit and a low level wc.

Bedroom 2: 13'5" x 9'11" into double glazed bay window.

Bedroom 3: 12'7" x 9'11" double glazed rear aspect.

Bedroom 4: 8'7" x 7'3" double glazed front aspect.

Family bathroom: double glazed rear aspect, a panel enclosed bath with shower over, a low level wc, wash basin and airing cupboard.

Outside: to the front there is off road parking and side access to the property. To the rear there is a good size mature garden which is mainly laid to lawn with a decked area and a variety of plants, shrubs, trees and flowers.

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