



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 sq.m.) approx.
attempt has been made to ensure the accuracy of the floorplan contained here, measurements
dows, rooms and any other items are approximate and no responsibility is taken for any error,
mis-statement. This plan is for illustrative purposes only and should be used as such by any
rchaser. The services, systems and appliances shown have not been tested and no guarantee
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1 Cedarwood Crescent, Caversham, Reading, Berkshire, RG4 8NW
Price £715,000 Freehold

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Masons are proud to offer to the market this well presented and vastly extended 3/4 bedroom detached family home situated on a corner plot in a highly sought after and quiet cul-de-sac close to Caversham and Reading centres along with mainline station. The property has undergone major improvements by the current owners including a 2 storey side extension and garage conversion with the versatile accommodation now comprising of a 22ft living/dining room, a 19ft modern kitchen/breakfast room opening to a utility room, an 11ft TV room/office/Bedroom 4, a downstairs WC, a 15ft master bedroom with en-suite, two further double bedrooms and a modern family bathroom. Further benefits include driveway parking for several vehicles, gas central heating, scope for further extension subject to the necessary planning consents along with being in The Hill Primary School and Highdown Secondary School catchment area. **VIEWING RECOMMENDED.**

- Vastly extended
- Sought after cul-de-sac
- The Hill Primary & Highdown Secondary catchment
- Corner plot
- 22ft living/dining room
- 19ft kitchen/breakfast room
- 15ft master bedroom with en-suite
- 3/4 bedroom
- Detached

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Front door opens into the porch which boasts an opening onto the hallway along with a door to...

TV room/office/Bedroom 4:
 11'10" x 10'11"
 Bay fronted, UPVC double glazing and multiple storage cupboards.

The hallway boasts an opening to the kitchen, stairs to the first floor landing along with doors to...

WC:
 Double glazed with a front aspect, fitted with a low level WC and corner wash basin.

Living/Dining Room:
 22'8" x 11'11"
 Double glazed with a dual aspect, French doors opening onto the patio and then the garden and a door to the kitchen/breakfast room.

Kitchen/Breakfast Room:
 19'2" x 13'10"
 Double glazed with a dual aspect, fitted with a range of eye and base level units with roll edge tops, 1.5 sink with drainer, gas hob and oven with

extractor above, integrated fridge/freezer, space for further appliances, French doors onto the garden and a door to the utility room.

Utility Room:
 Double glazed with a side aspect and a Velux window, fitted with eye and base level units, sink, space for further appliances and a door to the side of the property.

The first floor landing is double glazed with a front aspect and boasts doors to...

Master Bedroom:
 15'4" x 10'5"
 Double glazed with a dual aspect, built in wardrobe and a folding door to the ensuite.

Ensuite:
 Double glazed with a dual aspect, fitted with a panel enclosed shower, low level WC and hand wash basin.

Bedroom 2:
 12' x 11'7"
 Double glazed with a rear aspect and built in wardrobes/storage.

Bedroom 3:
 12' x 8'10"
 Double glazed with a front aspect and built in wardrobe.

Bathroom:
 Double glazed with a side aspect, fitted with a panel enclosed bath with overhead power shower, low level WC and hand wash basin.

Outside:
 The property is set on a corner plot with the garden at the rear being mainly laid with lawn but boasting a variety of mature trees and hedges, a generous patio area, all of which is enclosed by timber fencing with gated access to the front of the property. To the front there is a block paved driveway which is bordered and enclosed by mature hedges.

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