

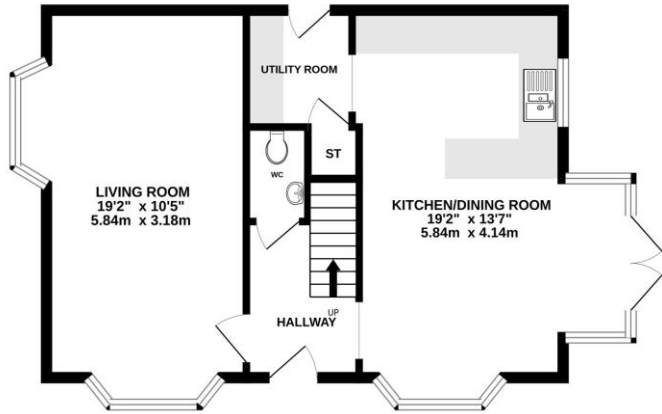


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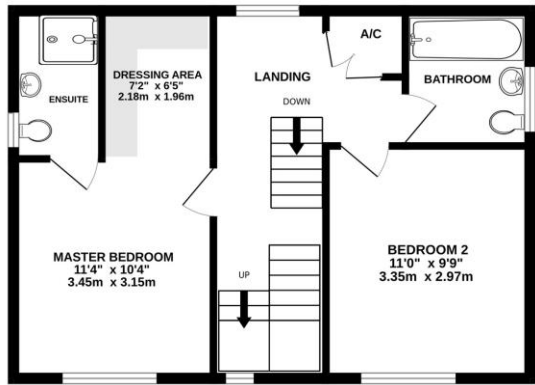


2 Bays Crescent, Spencers Wood, Reading, RG7 1DF  
Offers in Excess of £625,000 Freehold

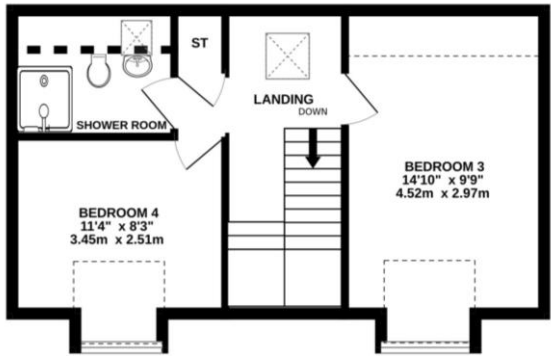
GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



2ND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1489 sq.ft. (138.3 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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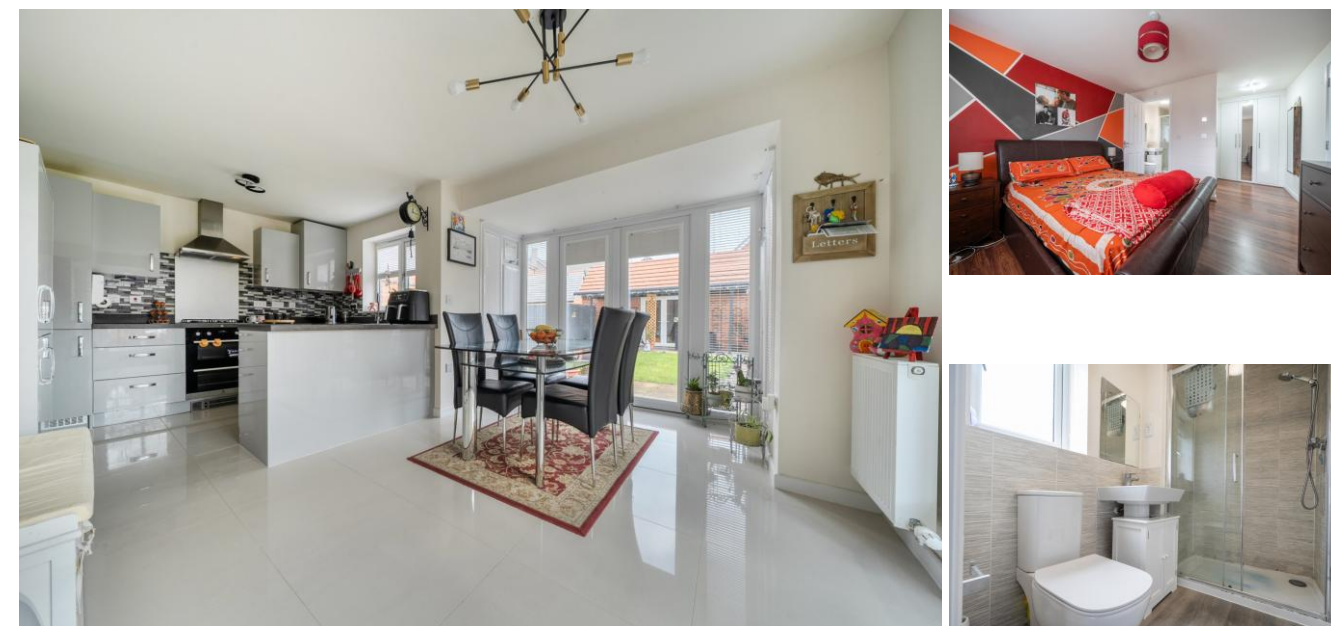
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Masons are proud to offer to the market this well presented, bay fronted 4 bedroom detached family home situated in a tucked away position on the modern Croft Gardens Development built by David Wilson Homes in Spencers Wood. The generous accommodation is arranged over three floors and comprises of a 19ft living room, a 19ft modern kitchen/dining room, a utility room and WC on the ground floor. an impressive 11ft master bedroom with a further 7ft dressing area and an en-suite, an 11ft second bedroom and a family bathroom on the 1st floor, a 14ft third bedroom, an 11ft fourth bedroom and a shower room on the third floor. Further benefits include gas central heating, UPVC double glazing, a fully enclosed and well maintained private rear garden, ample driveway parking and a garage.

- Croft Gardens Development-David Wilson Homes
- Accommodation over 3 floors
- Tucked away position
- 4 bedrooms
- Detached
- Driveway parking and garage
- 19ft living room
- 19ft modern kitchen/dining room
- 11ft master bedroom with ensuite and dressing area

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Front door opens into the hallway which boasts stairs to the first floor landing and doors to...

WC:

Fitted with a low level WC and hand wash basin.

Living Room:

19'2" x 10'5"  
Double glazed with two bay windows offering a dual aspect.

Kitchen/Dining Room:

19'2" x 13'7"  
Double glazed, two bay windows offering a dual aspect one of which with patio doors onto the garden, an opening onto the Utility Room. The kitchen is fitted with a range of modern eye and base level units with roll edge tops and tiled surround, sink with drainer, oven and gas hob with extractor above, integrated dishwasher and fridge/freezer.

Utility Room:

Double glazed with a side aspect, fitted with a range of

eye and base level units along with space for appliances and a door to the side of the property.

The first floor landing is double glazed with a dual aspect boasts an airing cupboard and doors to...

Master Bedroom:

11'4" x 10'4"  
Double glazed with a front aspect, door to the en-suite and an opening to the dressing area.

Dressing Area:

7'2" x 6'5"  
Multiple built in wardrobes.

Ensuite:

Double glazed with a side aspect, fitted with an enclosed shower, low level WC and hand wash basin.

Bedroom 2:

11' x 9'9"  
Double glazed with a front aspect.

Bathroom:

Double glazed with a side

aspect, fitted with a panel enclosed bath with overhead shower, low level WC and hand wash basin.

Stairs from the first floor landing lead to the second floor landing which boasts a Velux window, storage cupboard and doors to...

Bedroom 3:

14'10" x 9'9"  
Double glazed with a bay and a front aspect.

Bedroom 4:

11'4" x 8'3"  
Double glazed with a bay and a front aspect.

Shower Room:

Velux window, fitted with an enclosed shower, low level WC and hand wash basin.

Outside:

To the rear the property boasts a well maintained garden which is mainly laid to lawn but boasts a patio area, a path laid with shingle and doors to the garage. Gated access leads onto the parking.

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