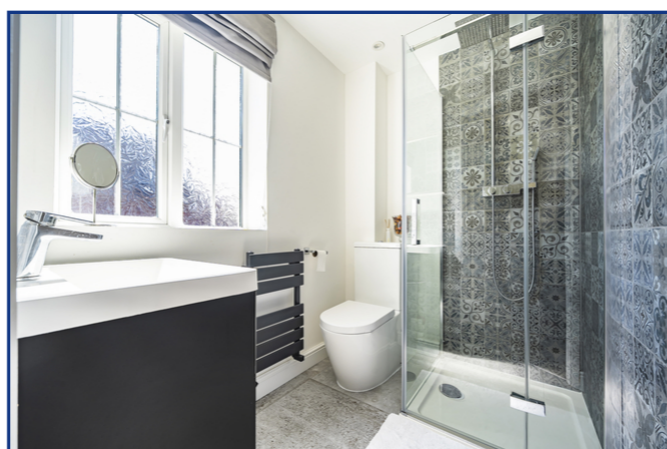


5 Bryant Crescent, Spencers Wood, Reading,
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£650,000 Freehold

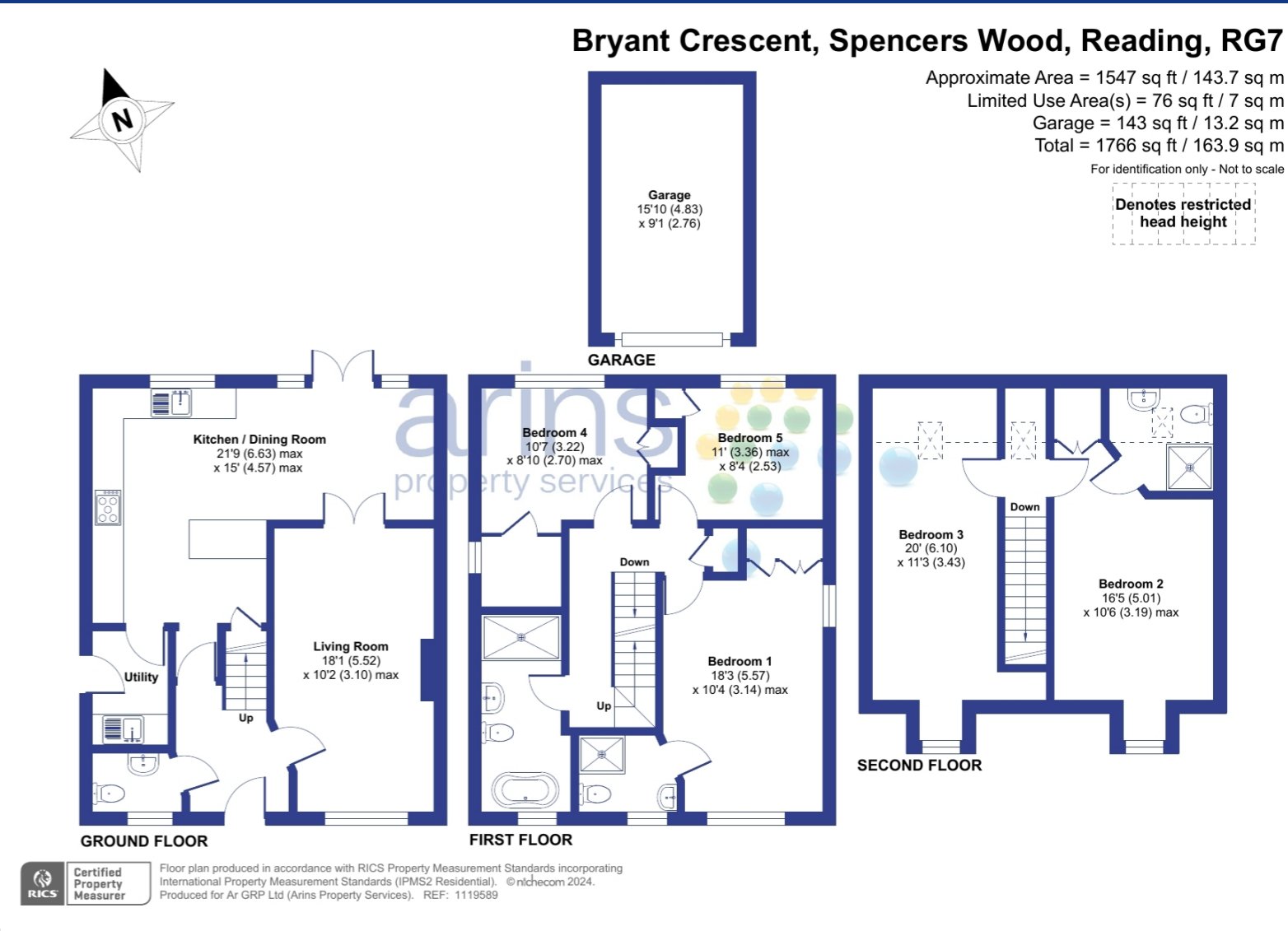
****NO ONWARD CHAIN**** Nestled in a sought-after modern development in Spencers Wood at the end of a cul-de-sac, this spacious five-bedroom detached family home offers accommodation spread across three floors, finished to an impeccable standard throughout. The ground floor features an expansive 18ft living room, a thoughtfully refitted Neptune kitchen seamlessly opened up into the dining room, ideal for entertaining, along with a utility room and a convenient downstairs WC. Upstairs, the first floor hosts three bedrooms, including the master with a refitted ensuite shower room, and bedroom two with a walk-in wardrobe that could be reverted to an ensuite, alongside a separate refitted family bathroom. On the second floor, two impressive bedrooms one of which benefits an refitted ensuite. The property boasts Hive central heating system with dual zone control, ultra fast fibre, a pleasant private rear garden with patio area, a garage, and driveway parking. Situated within the popular village of Spencers Wood, residents enjoy close proximity to local village amenities, schools, and pubs. Excellent transport links via the nearby M4 & A33, along with convenient access to Reading and Wokingham town centers and railway stations, offer seamless commuting options to Paddington and Waterloo. Spencers Wood offers a delightful array of local amenities, including a renowned bakery and a vibrant village hall hosting a monthly farmers market. Nature enthusiasts will appreciate nearby green spaces like Langley Mead Nature Reserve, perfect for leisurely strolls and scenic dog walks.

- Spacious five-bedroom detached family home
- Impeccable standard of finish throughout
- Expansive 18ft living room
- Thoughtfully refitted Neptune kitchen opened into dining room
- Convenient utility room and downstairs WC
- Master bedroom with refitted ensuite shower room
- No onward chain for hassle-free purchase
- Close proximity to local amenities, schools, and transport links
- All bathrooms refitted
- Further large bedroom with ensuite
- Pleasant private rear garden with patio area, garage & driveway

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



Property Description

Ground Floor

Entrance Hall

WC

Living Room

5.52m x 3.10m (18' 1" x 10' 2")

Kitchen/Dining Room

6.63m x 4.57m (21' 9" x 15' 0") Max measurements

Utility Room

First Floor

Landing

Bedroom One

5.56m x 3.14m (18' 3" x 10' 4") Max measurements

Ensuite

Bedroom Four

3.22m x 2.70m (10' 7" x 8' 10") Max measurements

Dressing Room

Bedroom Five

3.36m x 2.53m (11' 0" x 8' 4")

Bathroom

Second Floor

Bedroom Two

5.01m x 3.19m (16' 5" x 10' 6") Max measurements

Ensuite

Bedroom Three

6.10m x 3.43m (20' 0" x 11' 3")

Outside

Front Garden

Rear Garden

Garage

4.83m x 2.76m (15' 10" x 9' 1")

Council Tax Band

G

