

Property ref: 176851



## Weaver Avenue, Reading, RG2 9TR

**£2,850 PCM**



Immaculately presented four bedroom detached family home. Recently built by Crest Nicholson covering three floors to a high specifications throughout. Entrance hall with storage, cloakroom, spacious living room with built in quality storage with patio doors to garden, through to modern kitchen with appliances and breakfast bar, separate dining/family area with patio doors to garden. First floor has two double bedrooms both with shower en-suite, primary bedroom benefits from separate dressing room with fitted wardrobes and shelving. Second floor further two double bedrooms with wardrobes. Separate family bathroom with quality white suite. Private enclosed rear garden with good size patio. Single garage and driveway parking for two cars. Fantastic mixture of country and town living with access to transport links and Wokingham that has mainline station, shops and leisure amenities. EPC Rating B. Wokingham Council Tax F.

- Newly Built Four Bedroom Unfurnished Detached Home In Arborfield Green
- Versatile Living Over Three Floors
- Open Plan Kitchen/Dining Room
- Single Garage and Driveway Parking
- Two Bedrooms with En-Suites/Primary with Dressing Room
- Enclosed Private Garden

will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon it. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held in escrow. For more information on our fees please visit: [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)  
When you rent a property from us we will charge you a one-off fee per property. This charge is dependent on your circumstances.

**Available 12/01/2026**

the equivalent of 15 days of the monthly rental charge (inc. VAT) with a minimum fee of £450 (inc. VAT) up to a maximum of £650 (inc. VAT). Other fees may apply depending on your circumstances.

**0118 9776 776**

**[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk) [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)**

**Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU**

Heating Type : gas

Water supply: mains

Drainage info: mains

Electricity supply: mains

Gas supply: mains

Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.









Weaver Avenue, Arborfield Green

Approximate Gross Internal Area = 1574 sq ft / 146.2 sq m  
Garage = 201 sq ft / 18.7 sq m  
Total = 1775 sq ft / 164.9 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1256914)  
Produced by BlueSky Estate Agency Services on behalf of Michael Hardy