



**30, Archer Grove, Arborfield Green,
Berkshire, RG2 9TB**

£1,200,000 Freehold



This stunning six bedroom detached Westminster design family home was built by highly regarded Crest Nicholson Homes in 2018. The well-presented accommodation comprises a large entrance hall, a cloakroom, living room with a wood-burning stove, kitchen/dining room with an adjoining utility room, and a study. There are six double bedrooms on the first floor, with master benefiting a walk in wardrobe and a three piece bathroom, and a further two bathrooms. There is double garage with ample parking and an private, walled rear garden.

- No onward chain
- Private north west facing rear garden
- 2893 sq ft / 268.7 sq m (includes attached double garage)
- Double garage and driveway parking
- Close to nearby countryside walks & good schools





Situation

Garden Village is nestled within the Berkshire countryside, Arborfield Green combines the best of town and country living all in one place. Offering a collection of contemporary apartments and houses, residents will be able to enjoy a mixture of country life set within a vibrant, healthy new community. The property is also with close proximity to Wokingham town centre and train station along with easy access to the M4.

Outside

The front is open plan with driveway parking for four vehicles with the remainder laid out as lawn and mature shrubs. There is a double garage which has side access from the garden. Gated side access leads to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing. There is an annual management charge of c. £762.00 which covers the upkeep of the communal areas. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Energy Performance Rating

B

Council Tax Band

G

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Barkham Road. Proceed over two mini roundabouts at the Bull public house take the first left into Barkham Street and take the first right into Commonfield Lane. Head to the end of lane then take the first right into Biggs Lane and first right into Oak Drive. Head to the end of Oak Drive then go right into Princess Marina Drive then first right into Archer Grove where the property will be found on your left at the end of the cul de sac.



Archer Grove, Arborfield Green, Reading

Approximate Area = 2893 sq ft / 268.7 sq m (includes attached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Michael Hardy. REF: 1073626

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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