



**32, Melrose Gardens
Arborfield Cross
Berkshire, RG2 9PZ**

OIRO £420,000 Freehold



This spacious four bedroom semi detached house is set in a quiet crescent close to the local shop and public house in Arborfield Cross. The versatile accommodation which would benefit from further improvements comprises entrance hall, spacious dual aspect living/dining room, kitchen, ground floor bedroom and shower room. There are three generous first floor bedrooms and a family bathroom.

The well stocked rear garden is laid mainly to lawn enclosed by wooden fencing with a raised area of patio across the rear of the house with steps and railing leading down onto the lawn. There are a variety of mature trees and hedges at the rear of the garden and a shed. To the front there is driveway parking with a mature front garden next to the drive.

Melrose Gardens is a desirable crescent comprising a variety of properties situated in the popular village of Arborfield and within close proximity to well-regarded schools including Bohunt. The village centre is close by with convenience stores and public houses including The Bull. There is good access to both Reading and Camberley via the A327 and Wokingham via Barkham Road which is approximately 3 miles away.

- No onward chain
- Kitchen overlooking rear garden
- Driveway parking
- Over 1100 sq. ft of accommodation
- Dual aspect living/dining room
- Close to local shop

MATERIAL INFORMATION

Part A
Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: D

Part B
Property construction – Standard form

Services:
Gas - Mains
Water – Mains
Drainage – Mains
Electricity - Mains
Heating – Gas Central Heating

Broadband Connection available (information from Ofcom):
Standard - ADSL/copper wire - Highest available download speed: 18 Mbps – Highest available upload speed: 1 Mbps
Superfast - (FTTC) - None available
Ultrafast – (FTTP) - Highest available download speed: 1000 Mbps - Highest available upload speed: 100 Mbps

Mobile Phone Coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site <https://checker.ofcom.org.uk>

Probate
The sale of the property is subject to the executors obtaining the Grant of Probate, the application was submitted on 8th June 2024.





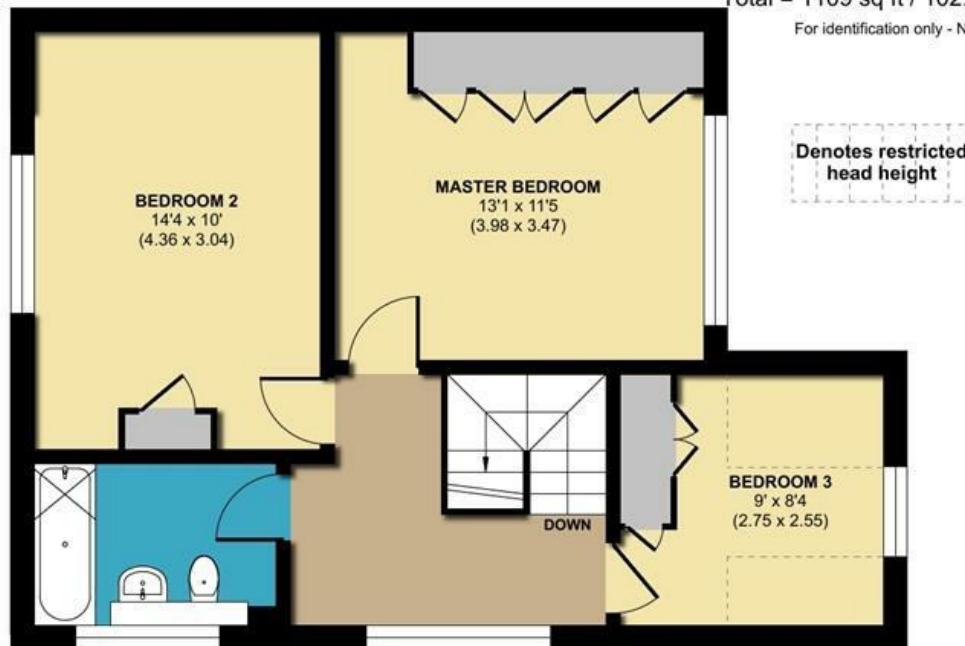
Melrose Gardens, Arborfield Cross

Approximate Area = 1078 sq ft / 100.1 sq m

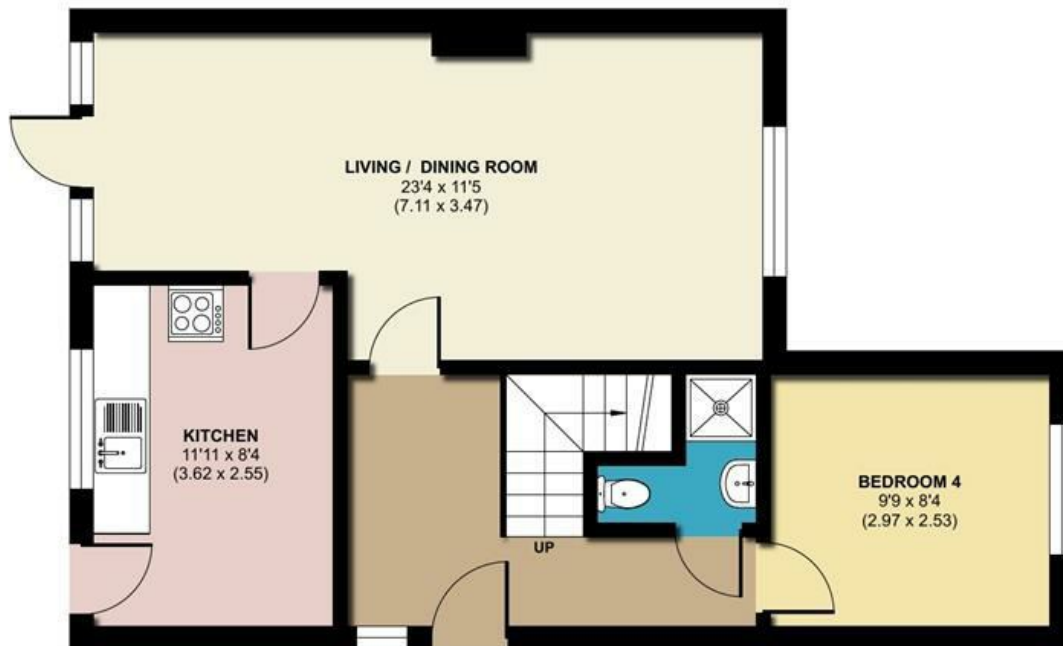
Limited Use Area(s) = 31 sq ft / 2.8 sq m

Total = 1109 sq ft / 102.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Michael Hardy. REF: 1133367

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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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