





### welcome to

### **Watermans Gate, Arborfield Green Reading**

A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite.

















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# Watermans Gate, Arborfield Green Reading

- Semi Detached Family Home
- 10 Year NHBC warranty
- Driveway parking
- Over three floors
- Service charge £371.46 per year

Tenure: Freehold EPC Rating: Exempt

#### guide price

# £550,000







Bridle Rd

Martingale Gry

Gilbert Cl

Map data ©2025

Please note the marker reflects the postcode not the actual property

## view this property online rogerplatt.co.uk/Property/LOE108859



Property Ref: LOE108859 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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