



84, Valon Road  
Arborfield  
Berkshire, RG2 9QQ

**OIEO £400,000 Freehold**



This well presented three-bedroom semi detached home is situated close to parkland, local schools, and a supermarket. The accommodation comprises an entrance hall, living room, adjoining dining room, kitchen, utility room, cloakroom, and a conservatory leading out to an enclosed rear garden. Upstairs, there are three bedrooms, a family bathroom, and a bonus loft room. The property also benefits from allocated parking and a garage located in a block at the rear.

- No onward chain
- Spacious living room
- 1688 Sq Ft of space
- Recently redecorated
- Utility and cloakroom
- Garage and allocated parking

The rear garden is paved walled on three sides with gated rear access. There is one allocated parking space (84) and garage in a block which are both behind the rear garden.

Formerly part of Arborfield Garrison, Valon Road has now returned to private ownership. The houses are surrounded by parkland and border countryside. The village centre is close by with convenience store and public house. Newly opened Sainsburys supermarket is nearby and locals schools are within walking distance. There is good access to both Reading and Camberley via the A327.

Council Tax Band: C  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: C

There is an annual management charge of c.£553.16 this 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.





## Valon Road, Arborfield

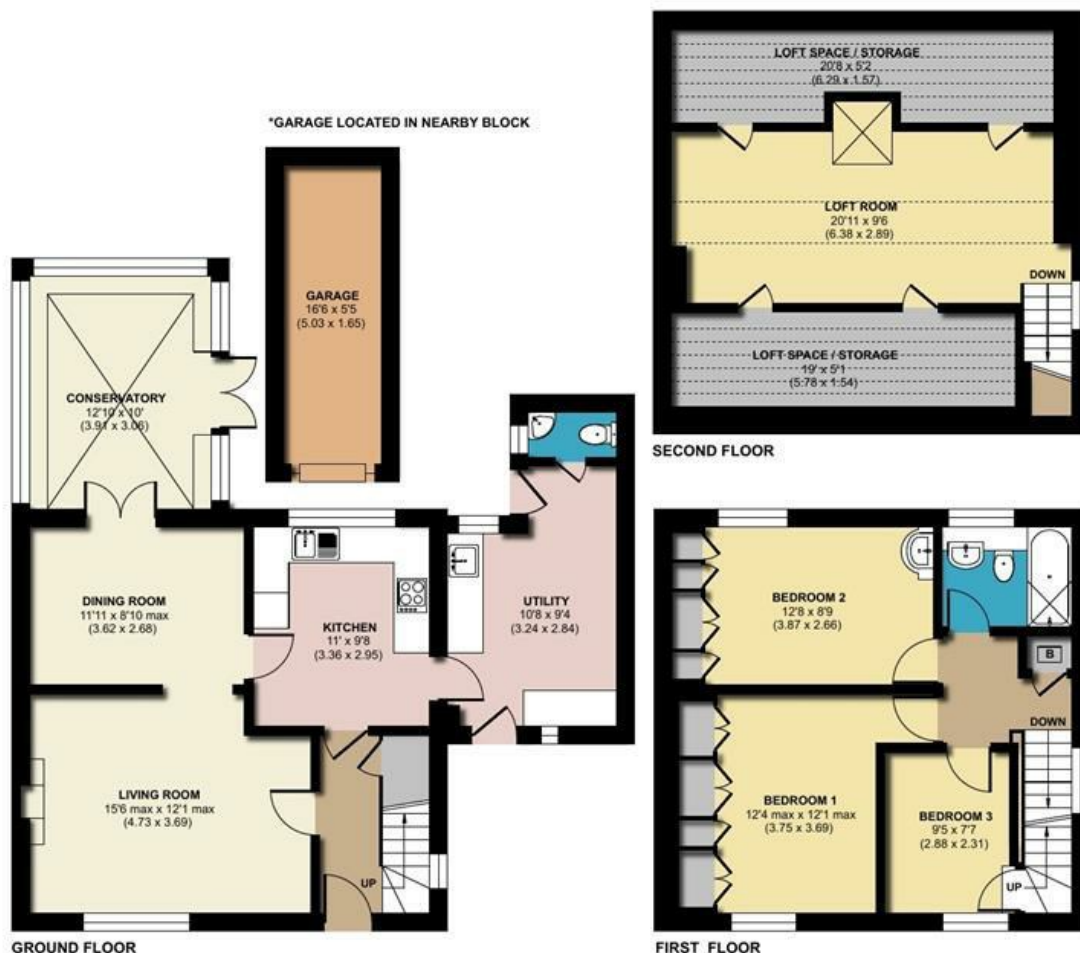
Approximate Area = 1289 sq ft / 119.7 sq m

Limited Use Area(s) = 399 sq ft / 37 sq m

Garage = 89 sq ft / 8.2 sq m

Total = 1777 sq ft / 164.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1383516

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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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