

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**MARTINGALE GROVE, ARBORFIELD GREEN
READING, RG2 9HD**

£485,000

Modern semi-detached gem with solar panels, two parking spaces with car charger. The property offers a spacious kitchen/dining room, stylish living room, downstairs cloakroom and three bedrooms with ensuite to the master. Just minutes from Farley Hill Primary

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

ENTRANCE HALL

Well presented entrance hall



LIVING ROOM

16ft living room with large front aspect window, understairs storage



Door to

KITCHEN/DINING ROOM

Large kitchen/dining room with upgraded fittings, integrated fridge/freezer, dishwasher oven and gas hob, with French doors to the garden



UTILITY AREA

Off the kitchen with space for washing machine and dryer, door to

CLOAKROOM

Comprising W.C. and wash hand basin



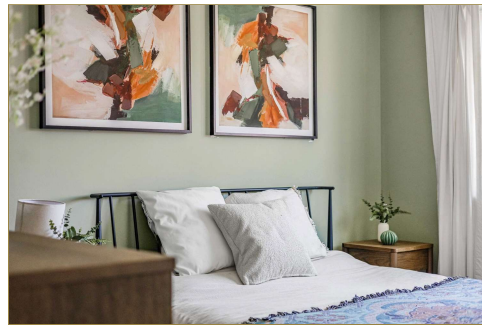
STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With access to loft space



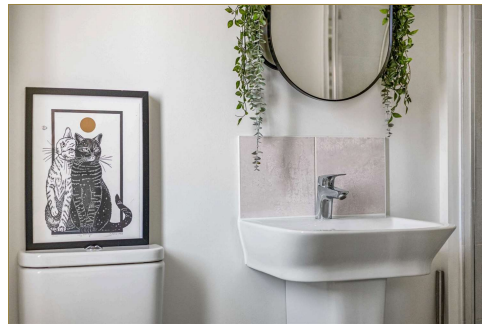
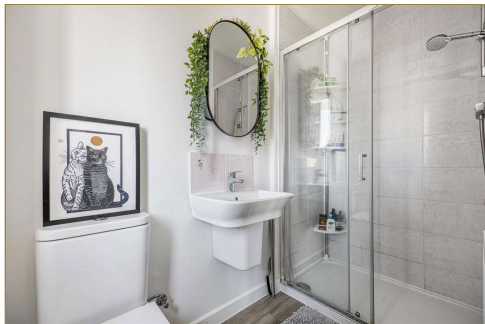
BEDROOM ONE

12ft master bedroom with built in wardrobes, door to



ENSUITE SHOWER ROOM

Modern ensuite shower room



BEDROOM TWO

Double bedroom to the front of the home



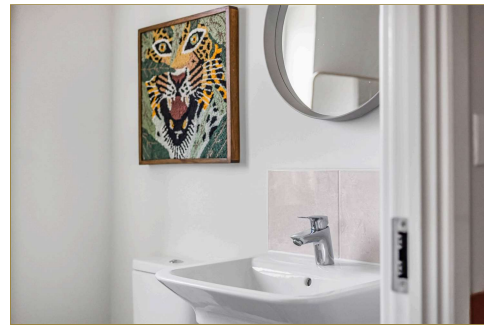
BEDROOM THREE

13ft front bedroom with built in storage



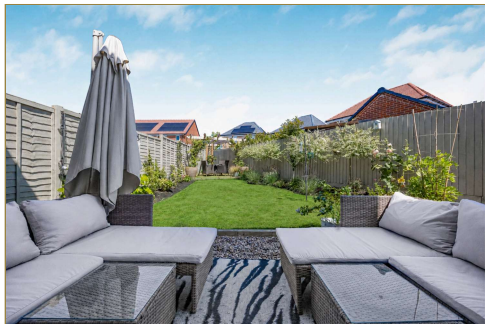
BATHROOM

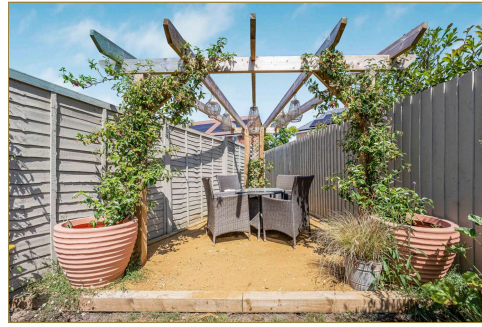
Modern family bathroom with shower over bath



REAR GARDEN

Beautifully landscaped garden with patio and extra side area



**TENURE**

Freehold

SCHOOL CATCHMENT

Farley Hill Primary

Hazebrouck Day Nursey

COUNCIL TAX

Band D

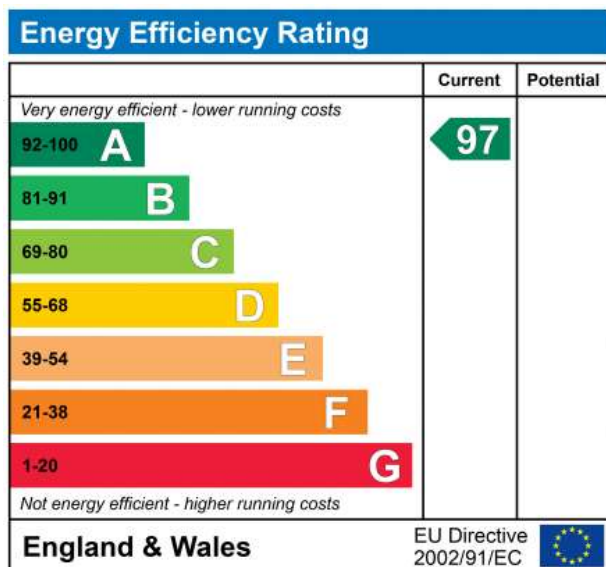
FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating A

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0300-3222-0030-2097-1605>



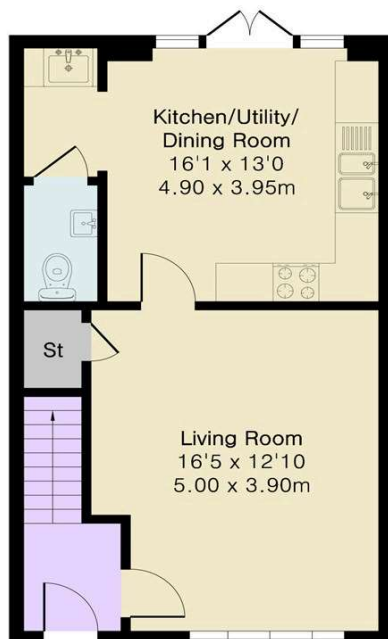
FLOORPLAN

These floor plans are for guidance purposes only and are not to scale

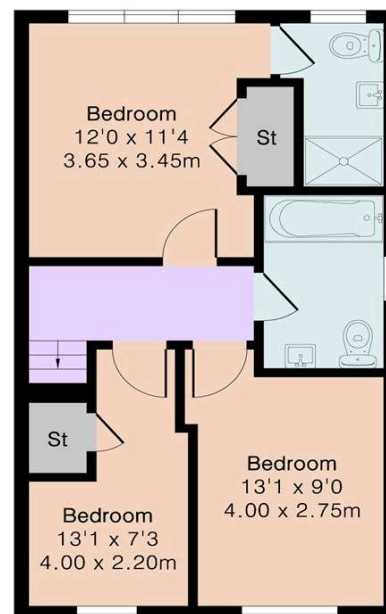
Approximate Gross Internal Area 958 sq ft - 88 sq m

Ground Floor Area 479 sq ft – 44 sq m

First Floor Area 479 sq ft – 44 sq m



Ground Floor



First Floor