

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



MARTINGALE GROVE, ARBORFIELD GREEN READING, RG2 9HD

£475,000

A super three bedroom semi-detached home built in 2024 with two parking spaces, car charger and solar panels. The property offers a spacious 16ft kitchen/dining room, stylish living room, downstairs cloakroom and three bedrooms with ensuite to the master. Easy maintained home only a 10 minutes walk to Farley Hill Primary School

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

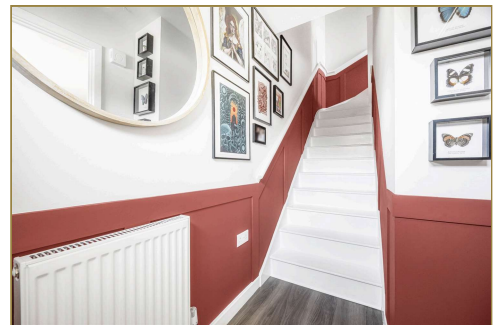
Newly built (2023) semi-detached home that perfectly blends modern living with stylish design. This exceptional freehold property offers three spacious bedrooms and two contemporary bathrooms, ideal for families seeking comfort and sophistication.

Step inside to discover a bright and airy reception room that flows seamlessly into a large, state-of-the-art kitchen/dining room, complete with sleek finishes and ample storage. The utility area adds practical convenience, making everyday living effortless.

Sustainability meets innovation here with solar panels and an electric car charger boasting an impressive EPC rating of A, reflecting a forward-thinking lifestyle. Located just a 10 minute walk from Farley Hill Primary School, this home is perfectly positioned for families.

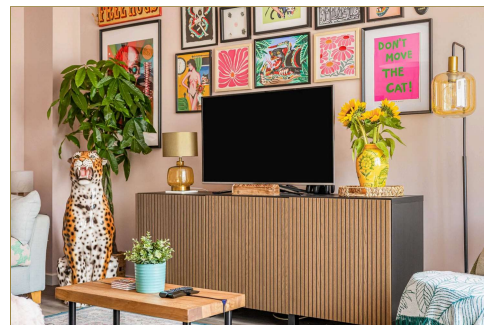
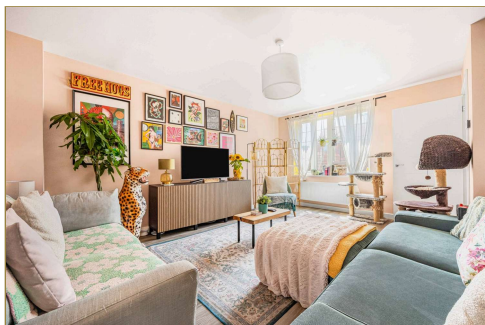
ENTRANCE HALL

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



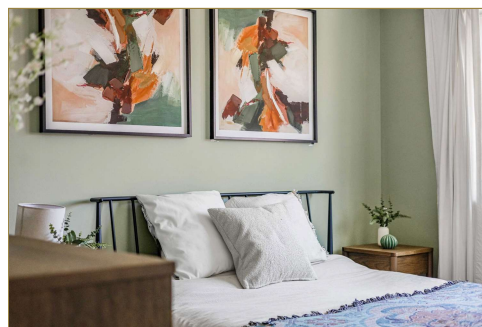
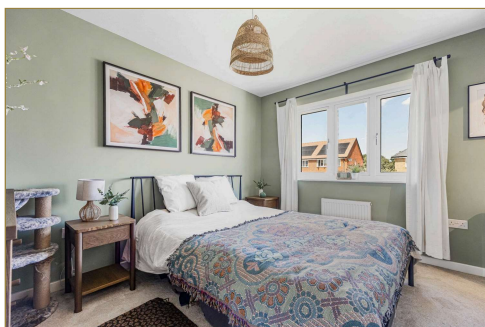
STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With access to loft space



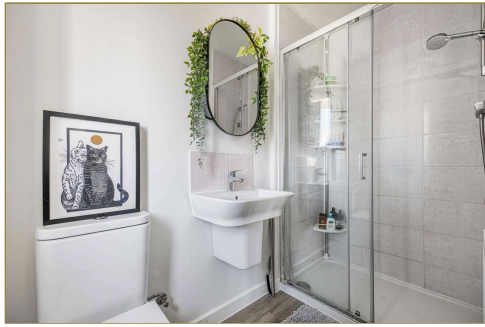
BEDROOM ONE

12ft master bedroom with built in wardrobes, door to



ENSUITE SHOWER ROOM

Modern ensuite shower room



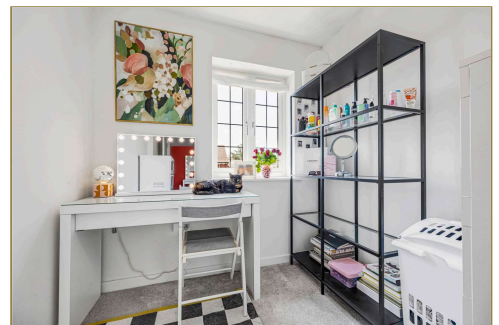
BEDROOM TWO

Double bedroom to the front of the home



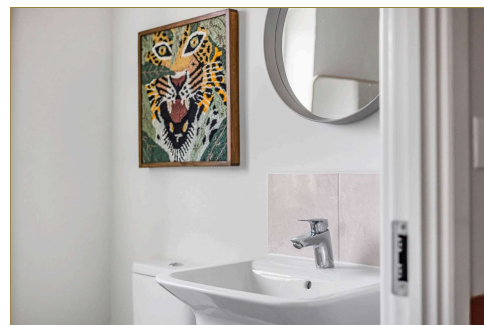
BEDROOM THREE

13ft front bedroom with built in storage



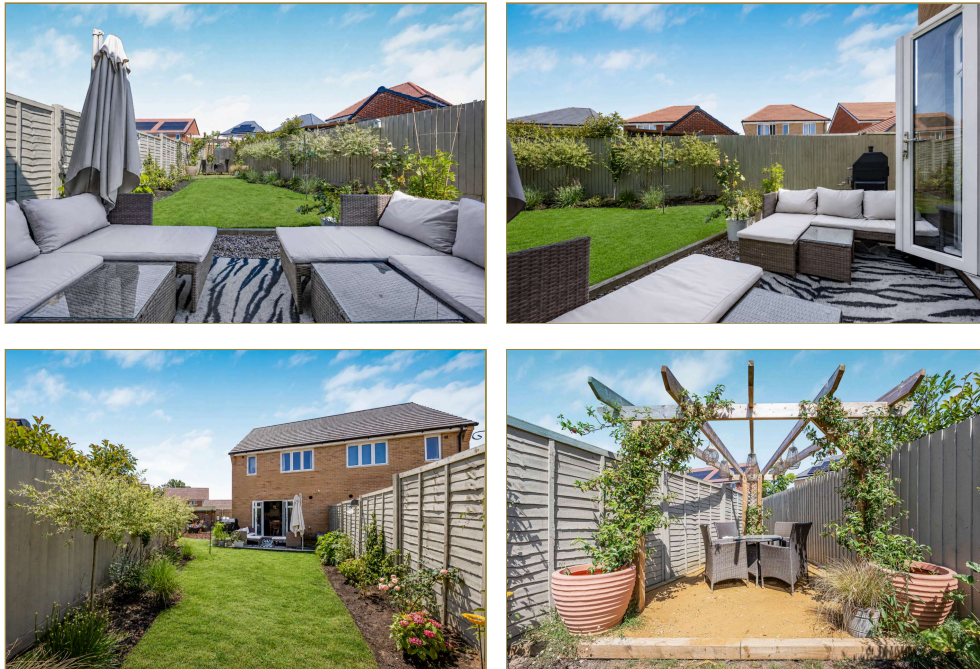
BATHROOM

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

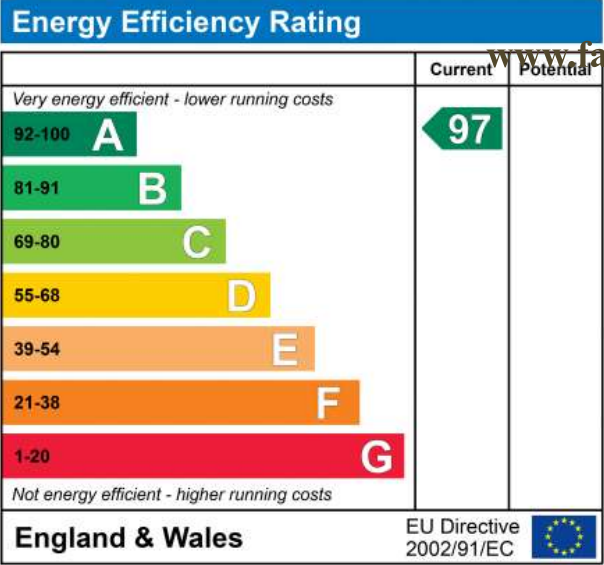
FREE MORTGAGE ADVICE

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>



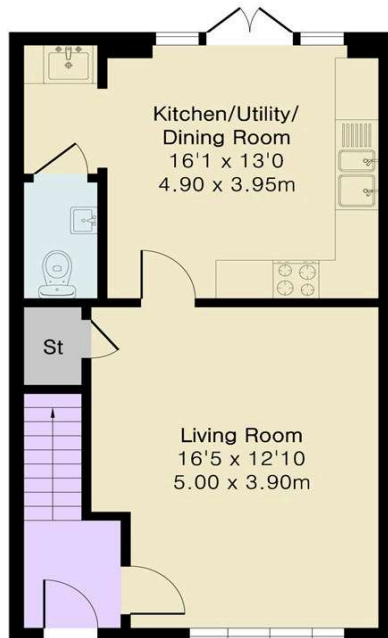
FLOORPLAN

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

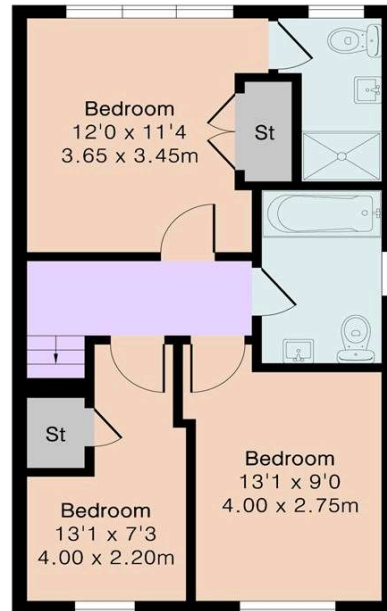
Approximate Gross Internal Area 958 sq ft - 88 sq m

Ground Floor Area 479 sq ft – 44 sq m

First Floor Area 479 sq ft – 44 sq m



Ground Floor



First Floor