



1, Swallowfield Road
Arborfield
Berkshire, RG2 9JR

Guide Price £350,000 Freehold



Positioned along Swallowfield Road in the heart of Arborfield, this three bedroom semi detached family home offers excellent potential for buyers looking to modernise and add value. With a spacious open plan living/dining area, separate kitchen, and three bedrooms upstairs, the property is well proportioned throughout. Requiring some updating, it presents an ideal opportunity for first time buyers, investors or those looking to put their own stamp on a home.

- Three bedroom end of terrace home
- Potential to modernise and improve throughout
- On street parking and side access to garden
- Spacious 23ft open plan living/dining room
- South east facing garden with good natural light
- Located close to amenities and transport routes

To the front, the property benefits from on street parking. The rear garden is south east facing, capturing plenty of morning and early afternoon sun, perfect for outdoor relaxation or entertaining. There is also access via a side passage, typical of end of terrace homes, providing added convenience.

Located in the popular village of Arborfield, Swallowfield Road offers easy access to local amenities including schools, parks, and shops. The property is also well-placed for transport links, with nearby access to the A327 and M4, and good bus routes to Wokingham, Reading and beyond.

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

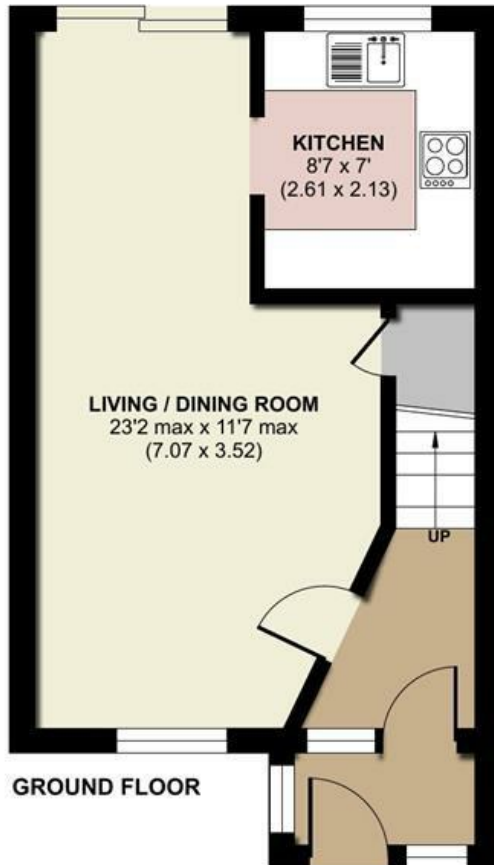




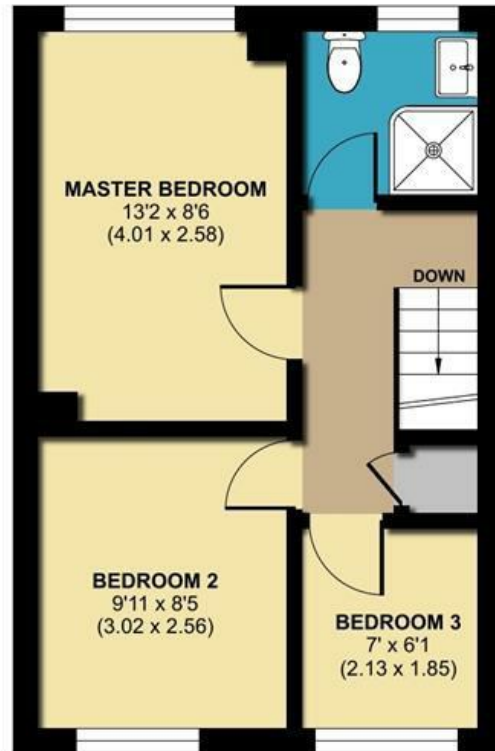
Swallowfield Road, Arborfield, Reading

Approximate Area = 702 sq ft / 65.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1329077

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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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