MICHAEL HARDY
SALES & LETTING



Brokers, Eversley Road,
Arborfield Cross,
Berkshire, RG2 9PJ

£950,000 Freehold





This beautifully presented, detached, five bedroom family home has been updated by the current owners. The property comprises an entrance hall, living room with a fireplace, sitting room, study with access out to the garden, dining room, kitchen/breakfast room with access out to the garden, a utility area, and a cloakroom. To the first floor, there are five bedrooms, two of which have fantastic views across the fields, an en-suite shower room to bedroom one, and a family bathroom. There is also a garage and driveway parking.

- Five bedroom detached property
- Study
- Picturesque views across fields
- Open plan kitchen breakfast room
- Private rear garden
- Garage and driveway parking

The front is open plan with driveway parking for multiple vehicles, with the remainder laid out as shingle and mature shrubs. There is a garage which has internal access. Gated side access leads to a secluded rear garden comprising a patio, with the rest laid to lawn and enclosed by timber fencing.

Arborfield is a desirable village which offers a great mix of older property and more recently built new developments, offering a variety of homes with the newly constructed Bohunt School close by. There is a new Co-op convenience store and established pubs in the village, which is situated approximately 3 miles to the south-west of Wokingham where there is a mainline train station (Waterloo line); in addition, the nearby A327 gives access both to Reading and Camberley, which give access to the M3 and M4

Council Tax Band: G (Subject to change)
Local Authority: Wokingham Borough Council
Energy Performance Rating: D









Floorplan

Eversley Road, Arborfield Cross, Reading

Approximate Area = 2309 sq ft / 214.5 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Michael Hardy. REF: 867352

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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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