MICHAEL HARDY
SALES & LETTING



2, Bridle Road,
Arborfield Green,
Berkshire, RG2 9QR

**Guide Price £390,000 Freehold**





A well proportioned two-bedroom, two bathroom semi detached home situated on Bridle Road in the popular Arborfield area. Built to a high standard in 2021, the property offers lovely accommodation, comprising a kitchen, separate living room, and cloakroom. Upstairs are two generous bedrooms, including a principal bedroom with an en suite, together with a further family bathroom. The home also benefits from driveway parking and the peace of mind of a 10 year NHBC warranty, offering an ideal opportunity for first-time buyers, downsizers, or investors.

- No oward chain
- Separate kitchen and living room
- Cloakroom and family bathroom
- Two bedroom, two bathroom semi detached house
- Principal bedroom with en suite
- Driveway parking and rear garden

The property benefits from driveway parking, providing convenient off road parking for residents and visitors. The rear garden offers useful outdoor space for relaxing, entertaining and gardening, with some of the garden already being landscaped since new.

Bridle Road is situated within the popular Arborfield area, with the added convenience of a coffee shop located directly outside the front of the property and a nearby Sainsbury's for everyday essentials. The surrounding area offers a blend of established residential streets, green spaces and countryside, together with access to local schools and recreational facilities. Wokingham town centre is within easy reach and provides a wide selection of shops, cafés, restaurants and everyday services. The property is also well placed for access to Reading, Wokingham and the M4, making it a practical choice for commuters.

There is an annual estate charge of c.£253.38 which covers the cost of the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

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







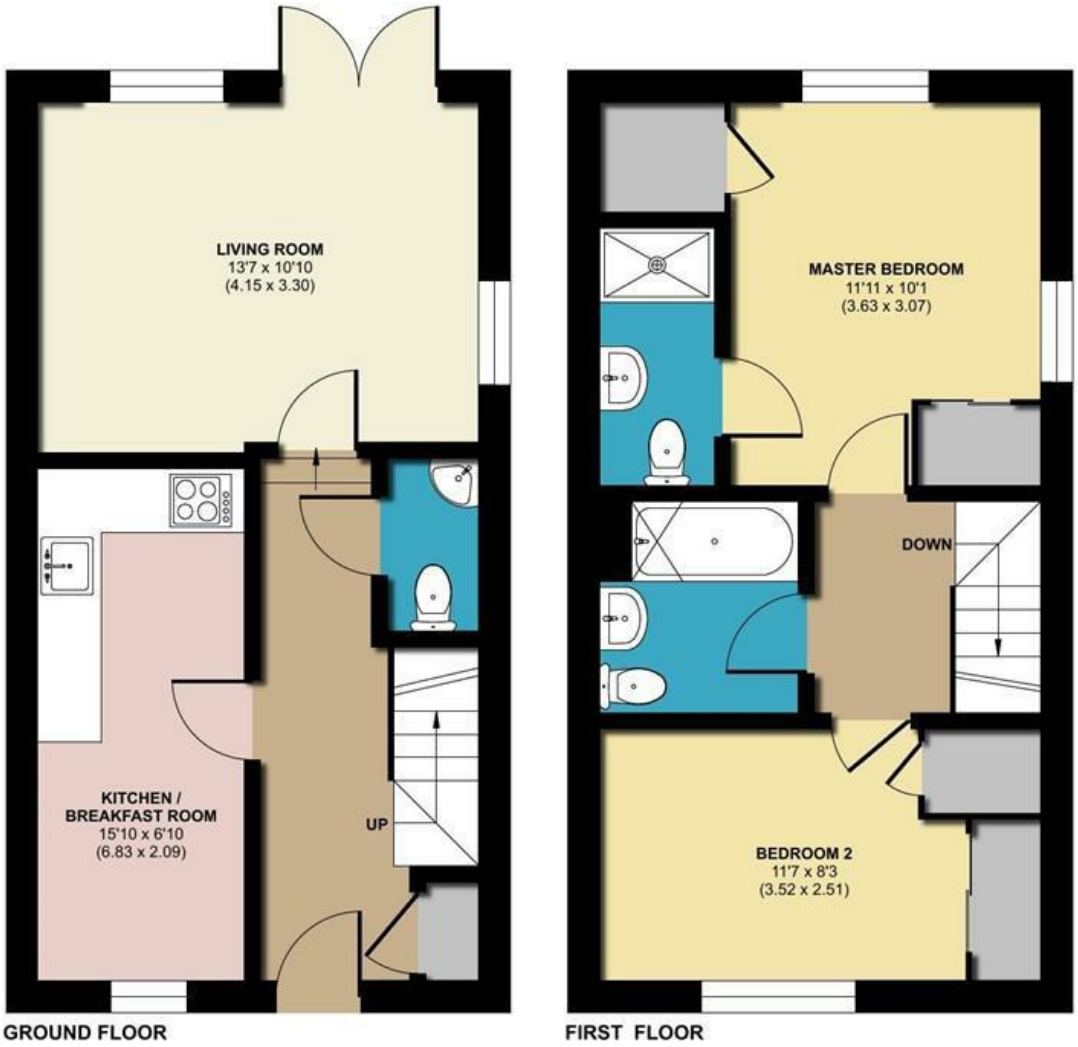


# Floorplan

## Bridle Road, Arborfield Green, Reading

Approximate Area = 738 sq ft / 68.5 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 2026. Produced for Michael Hardy. REF: 1522539

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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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