



3, Anderson Crescent  
Arborfield Cross  
Berkshire, RG2 9PB

**£525,000 Freehold**



This well presented, extended four bedroom family home is situated in a crescent overlooking a green and play park, close to local schools and shops. The versatile accommodation comprises an open plan kitchen/living/dining and family room, featuring a refitted kitchen with a separate utility room. On the first floor, there are four bedrooms, including a master bedroom with stairs leading up to a second floor mezzanine area, and a smartly fitted family bathroom. Outside, the property offers a private, well stocked rear garden and off road driveway parking at the front.

- Offered with no onward chain
- Re fitted kitchen
- Generous rear garden
- Spacious living room with log burner
- Four bedrooms
- Over 1760 Sq Ft of space

The well stocked rear garden is enclosed by wooden fencing, laid to lawn with an area of patio across the rear of the house and steps down to an area of timber decking. There are well stocked shrub borders and raised vegetable patches, sheds and greenhouse. There is driveway parking for 3/4 vehicles at the front of the house.

Anderson Crescent is an established residential area with houses built in c.1950's located in the popular village of Arborfield, offering 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. Buses are available to Wokingham and Reading.

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





## Anderson Crescent, Arborfield Cross, Reading, RG2

Approximate Area = 1934 sq ft / 179.6 sq m

Limited Use Area(s) = 118 sq ft / 10.9 sq m

Outbuildings = 134 sq ft / 12.4 sq m

Total = 2186 sq ft / 202.9 sq m

For identification only - Not to scale

Denotes restricted head height



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: 1423496

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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. Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303