



12, Martingale Grove,
Arborfield Green,
Berkshire, RG2 9HD

OIEO £475,000 Freehold



A beautifully presented three bedroom semi-detached home occupying a desirable larger than average plot in Martingale Grove, Arborfield. Immaculately maintained throughout, the property offers well proportioned accommodation including a spacious living room, impressive kitchen/dining room, utility area and a cloakroom. Upstairs are three bedrooms, with the principal bedroom benefiting from its own en-suite, together with a further family bathroom. The property is offered with no onward chain and features quality appliances and fittings throughout.

- Immaculate three bedroom semi-detached home
- Large patio and rear decked area with pergola
- Driveway parking for two cars
- Desirable plot with beautifully landscaped garden
- Quality appliances and fittings throughout
- No onward chain

The property occupies a beautifully landscaped garden designed for both entertaining and relaxing. Immediately adjoining the house is a large patio area, providing an ideal space for outdoor dining, while towards the rear of the garden is a raised decked area with pergola, creating a secluded seating area. The garden has been thoughtfully landscaped and offers a particularly attractive feature of the home. To the front, there is driveway parking for two cars, providing convenient off-street parking with an EV charging point.

Martingale Grove is situated within the popular Arborfield Green development, which offers a range of local amenities including a Sainsburys, cafés, recreational facilities and schools. The area provides excellent access to Wokingham, Reading and surrounding towns, while nearby road links make it well placed for commuters. The development also benefits from attractive green spaces and walking routes, making it a popular choice for families and professionals alike.

There is an annual estate charge of c.£204.38 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

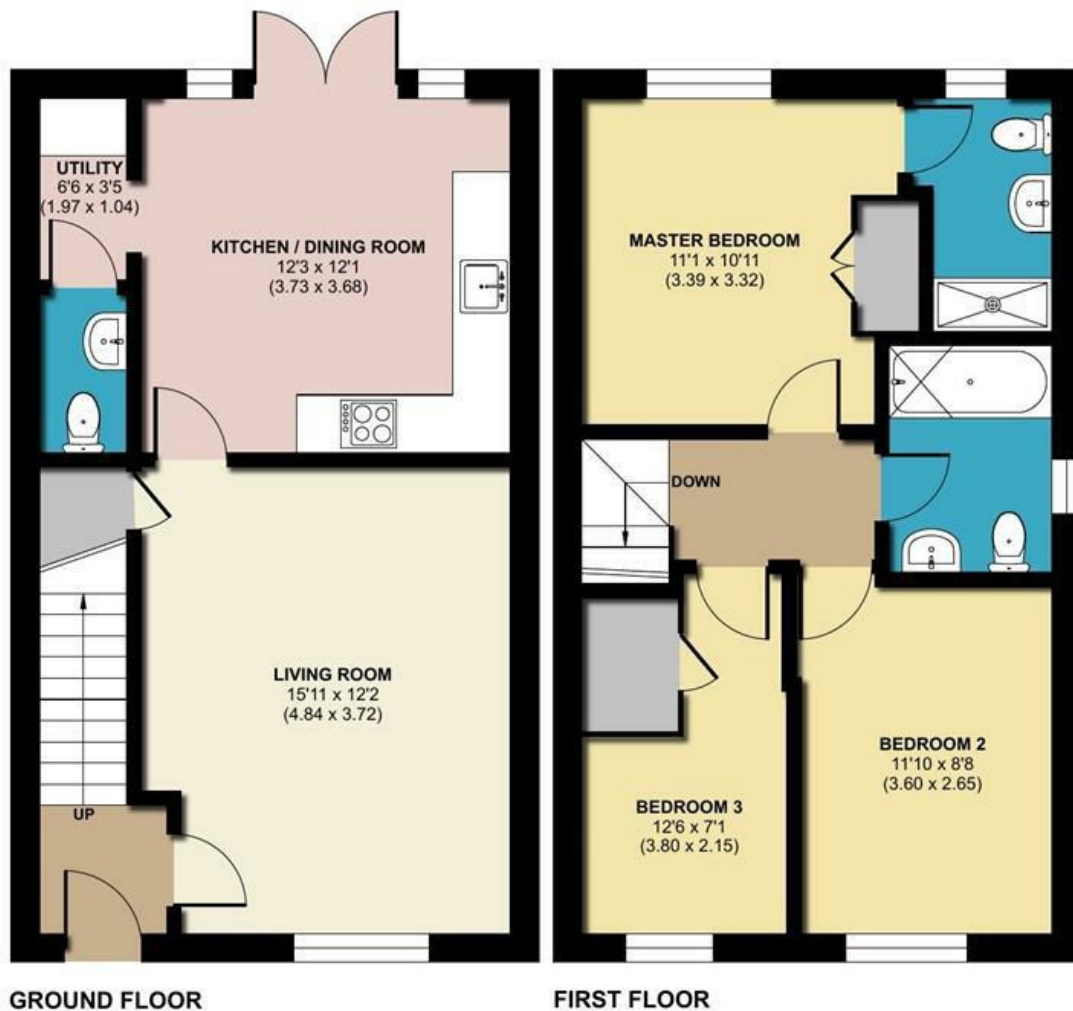




Martingale Grove, Arborfield Green, Reading

Approximate Area = 910 sq ft / 84.5 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). © nitchecom 2026. Produced for Michael Hardy. REF: 1510461

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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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