



16, Weaver Avenue
Arborfield Green
Berkshire, RG2 9TR

£515,000 Freehold



Built by Crest Nicholson, this well-presented three bedroom semi detached home is situated within the popular Arborfield Green development. The accommodation is arranged over two floors and includes a spacious living room, a contemporary kitchen/dining room and a ground floor cloakroom. Upstairs, there are three bedrooms, including a principal bedroom with en suite shower room, alongside a modern family bathroom. The property offers well-balanced, low-maintenance living ideal for families, first-time buyers or downsizers.

- Three bedroom semi-detached home
- Spacious living room and kitchen/dining room
- Private rear garden not overlooked
- Built by Crest Nicholson
- En suite to principal bedroom plus family bathroom
- Garage and allocated parking for two cars

To the rear, the garden enjoys a private aspect and is not overlooked, providing a pleasant outdoor space for relaxing and entertaining. The property further benefits from a garage and allocated parking for two vehicles, offering practicality alongside its attractive setting.

Weaver Avenue is located within the sought-after Arborfield Green development, offering a community-focused environment with nearby parks, local amenities and reputable schools. Reading town centre and mainline station are easily accessible, providing fast services into London Paddington, while the A329(M) and M4 offer convenient road links for commuters.

Council Tax Band: E

Local Authority: Wokingham Borough Council

Energy Performance Rating: B

There is an annual estate charge of c.£372.82 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.



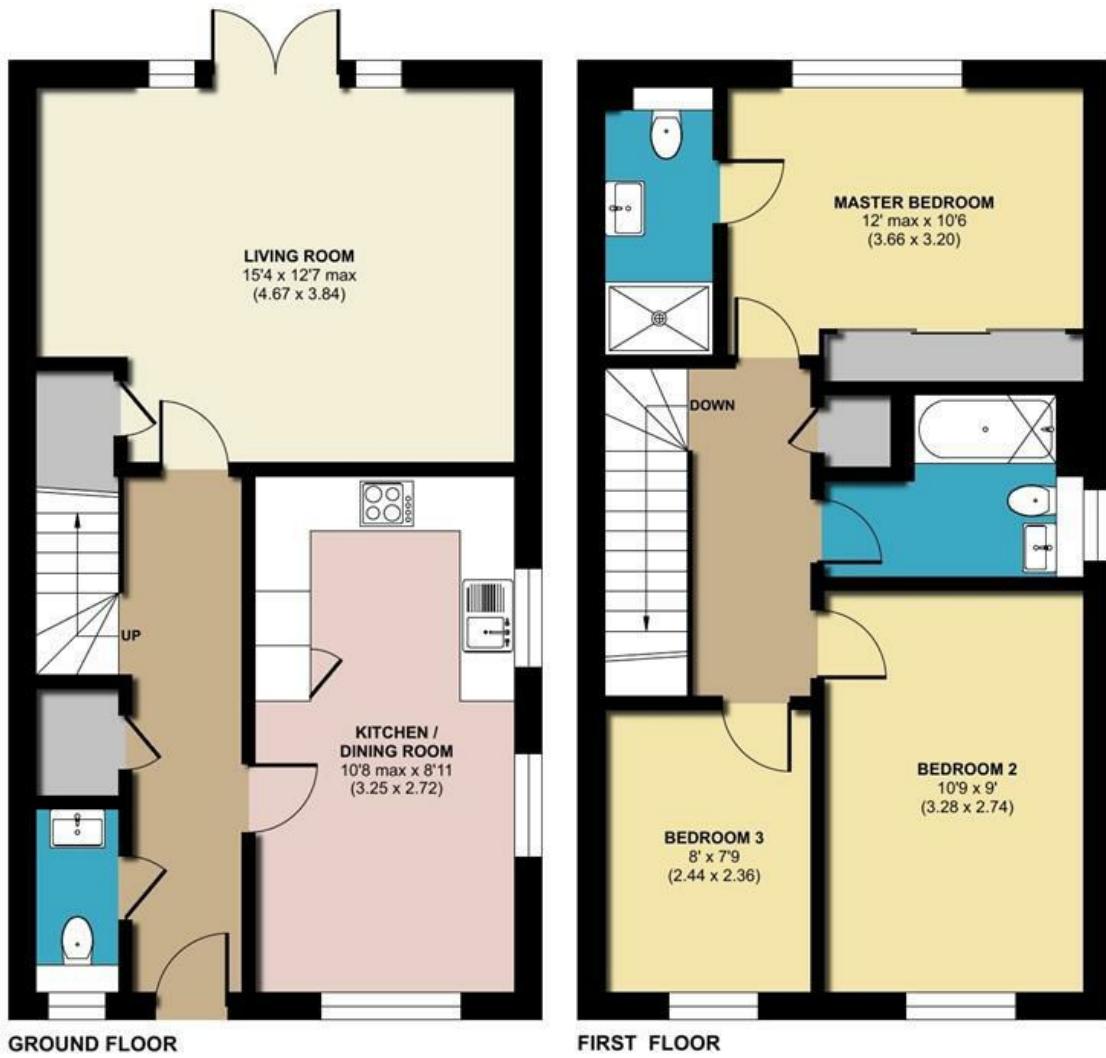


Floorplan

Weaver Avenue, Arborfield Green, Reading

Approximate Area = 1120 sq ft / 104 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: 1414548

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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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