MICHAEL HARDY
SALES & LETTING



14, Victory Gardens,
Berkshire, RG2 9BF

£415,000 Freehold





Offered to the market with no onward chain, this well presented two bedroom, two bathroom terraced house was built by the highly regarded Millgate Homes. Situated in a desirable cul-de-sac location, the property is conveniently positioned close to parkland, local schools and a supermarket. The ground floor accommodation comprises an entrance hall, cloakroom, spacious living/dining room with French doors leading out to the rear garden, and a fitted kitchen featuring quartz worktops and Siemens appliances. To the first floor are two bedrooms, both benefiting from modern en-suite bathrooms. Outside, the property boasts an enclosed, private rear garden and off road parking to the front.

- No onward chain
- Desirable cul de sac
- Parking to front of property
- Show home condition
- En suite to both bedrooms
- Close to parkland and amenities

The rear garden is enclosed by wooden fencing and laid mainly to lawn with shrub borders. An area of patio across the rear of the property provides space for outside dining and entertaining, with a pathway to an additional patio area and gated rear access. The garden also benefits from a wooden bike store and outside lighting. There is an allocated parking space to the front of the property.

Arborfield Green has become a thriving, family friendly community. This home enjoys an enviable position, close to both Hazebrouk Meadow and California Country Park, offering nature, play, and community life. At the heart of the development sits a lake, surrounded by green spaces and walkways, creating an ideal environment for families and pets. Local schools, cafes, leisure facilities and a Sainsburys supermarket are all close by, with Wokingham, Reading and excellent transport links all within easy reach. It is this rare blend of nature, community spirit and convenience that makes Arborfield Green one of the most desirable places to live.

There is an annual estate charge of c.£255.36 and an annual parking space charge of c.£47.94. These charges cover the upkeep of the communal areas and maintenance of the parking bays. 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

Victory Gardens, Arborfield Green

Approximate Area = 762 sq ft / 70.7 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: 1548168

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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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