



11, Victory Gardens  
Arborfield Green  
Berkshire, RG2 9BF

**OIEO £500,000 Freehold**



This stunning three bedroom end of terrace house is set in a quiet cul de sac close to parkland, local schools and a supermarket. The immaculate accommodation comprises entrance hall, cloakroom, fitted kitchen with Quartz worktops and Siemens appliances, spacious living room with French doors opening onto the rear garden. To the first floor there are three bedrooms including a master bedroom with fitted wardrobes and an en suite shower room. The property further benefits from underfloor heating throughout the ground floor. Outside, there is an enclosed east facing rear garden, while to the front there are two allocated parking spaces.

- Built by highly regarded Millgate Homes
- Smart kitchen with fitted appliances
- Two parking spaces
- Spacious living room
- Show home condition
- Close to local schools

The rear east facing garden is enclosed by wooden fencing, laid mainly to lawn with an area of patio across the rear of the house with outside wall lighting. There are well stocked shrub borders with gated rear access and two allocated parking spaces at the front.

Arborfield Green has become a thriving, family friendly community. This home enjoys an enviable position just steps from Hazebrouck Meadow and moments from 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, Sainsburys supermarket and leisure facilities are close 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.

Council Tax Band: D

Local Authority: Wokingham Borough Council

Energy Performance Rating: B

There is an annual parking space charge of c.£95.86 which covers the upkeep and maintenance of the parking bays. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Notice: In compliance with Section 21 of the Estate Agents Act 1979, we hereby declare that the vendor of this property is a relative of an employee of Michael Hardy Wokingham Ltd.





# Floorplan

## Victory Gardens, Arborfield Green

Approximate Area = 998 sq ft / 92.7 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: 1398120

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**MICHAEL HARDY**  
SALES & LETTING

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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