MICHAEL HARDY
SALES & LETTING

38, Melrose Gardens,
Arborfield Cross,
Berkshire, RG2 9PZ

£485,000 Freehold

Available with no onward chain, this gated detached three bedroom family home has been cherished by the same family for many years and is now offered to the market. Generously proportioned, the accommodation spans approximately 1200 sq ft. The ground floor comprises an entrance hall and a spacious living room, with double doors leading into the dining room and then into the conservatory. Both of these reception rooms feature beautiful original parquet flooring. A separate kitchen features freestanding appliances. To the first floor, there are three bedrooms and a modern two piece family bathroom with a separate WC. The master bedroom benefits from ample built in wardrobe space. Situated in a highly desirable crescent, the property features off street parking, a garage, and a secluded rear garden complete with a swimming pool and a summer house. It sits within close proximity to excellent local schools and scenic countryside walks.

- No onward chain
- Spacious 1,200 sq ft blank canvas
- Gated entrance with a driveway and attached garage
- Living room, dining room and conservatory
- Rear garden featuring a swimming pool and summer house
- Close to nearby countryside walks & good schools

The front of the property features a secure gated entrance opening onto a driveway with off street parking for two vehicles. The remainder of the front garden is laid to lawn with mature shrubs. The attached garage includes convenient side door access from the garden. The secluded rear garden boasts a large patio area perfect for entertaining, mature shrub borders, a summer house, and a private swimming pool. The remaining garden is laid to lawn and fully enclosed by secure timber fencing.

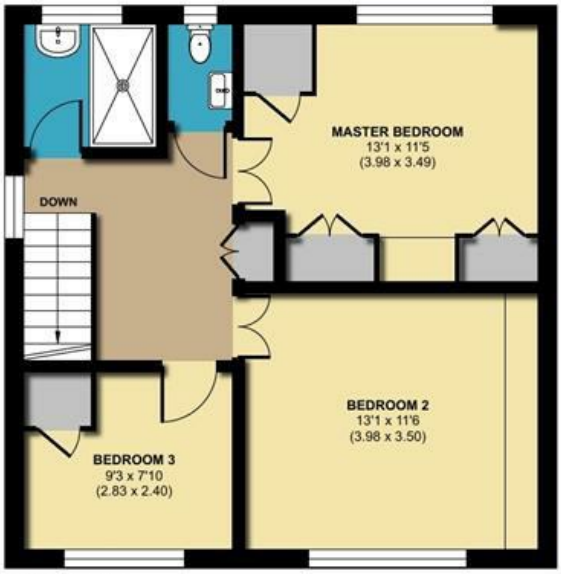
Located on Melrose Gardens, a highly sought after crescent in the popular village of Arborfield, the property is perfectly positioned for families. It is within close proximity to highly regarded schools, including the renowned Bohunt School, and sits moments away from scenic countryside walks and green spaces. The village centre is nearby, offering day-to-day convenience stores and traditional public houses, including The Bull. For commuters, the property provides excellent road links to both Reading and Camberley via the A327, while the historic market town of Wokingham is roughly 3 miles away via Barkham Road.

Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: F

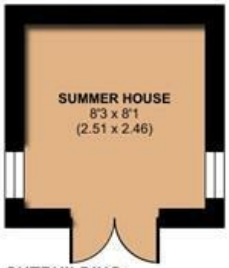
Floorplan

Melrose Gardens, Arborfield Cross

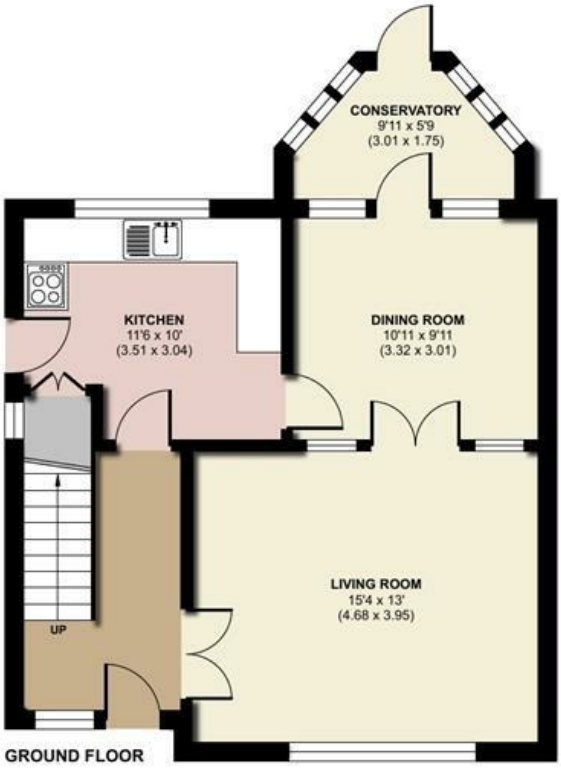
Approximate Area = 1108 sq ft / 102.9 sq m (excludes detached garage)
Outbuildings = 92 sq ft / 8.5 sq m
Total = 1200 sq ft / 111.4 sq m
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR

GARAGE

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Michael Hardy. REF: 1163448

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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.
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