MICHAEL HARDY
SALES & LETTING



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

£475,000 Freehold





A beautifully presented three bedroom semi detached home occupying a desirable 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 ground floor cloakroom. Upstairs are three bedrooms, with the principal bedroom benefiting from its own en suite, together with a further family bathroom.

- 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
- 926 sq ft / 86 sq m

The property occupies a nice plot with 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 parking for two cars, providing convenient off street parking and a EV charger.

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.

The vendor has informed us that there is currently an annual estate charge of approximately £300. However, we understand that responsibility for the estate is due to be taken over by WBC, at which point these payments will no longer be required. Please note: This information will need to be verified by your solicitor as part of the conveyancing process.

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






LOVE

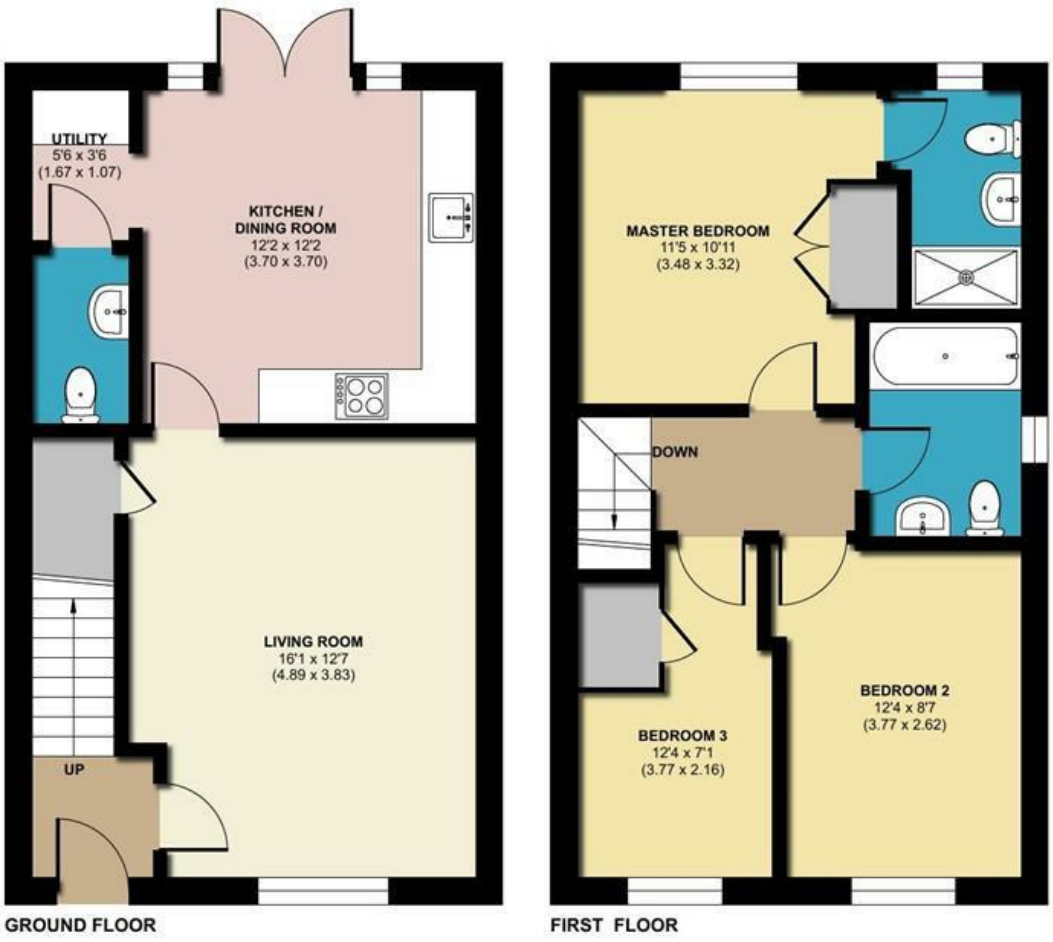

FREE HUGS
SYSTEM OF A DOWN

Floorplan

Martingale Grove, Arborfield Green

Approximate Area = 926 sq ft / 86 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: 1538160

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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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