

**4 CHAMBERLAIN GARDENS, ARBORFIELD CROSS, READING,
BERKSHIRE, RG2 9QA**

- Arborfield village
- Bohunt School catchment
- Within 0.2 miles of local shop
- No onward chain
- Garage and driveway parking
- Three bedrooms

Guide Price £425,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE SHINFIELD BRANCH ON 0118 988 5000



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PROPERTY DESCRIPTION

Located in the popular Village of Arborfield and within catchment of the esteemed Bohunt Secondary School is this three bedroom semi detached family home. The property offers an array of reception rooms including kitchen/diner, lounge and conservatory. On the first floor there are three bedrooms and a family bathroom. The garden is private and recently been landscaped. There is a garage and driveway parking to the front for multiple cars. EPC Rating C

LOCAL INFORMATION

Local shops cater for day-to-day needs whilst more extensive shopping facilities may be found in the bustling market town of Wokingham and the town of Reading with its Oracle Shopping Centre.

Railway stations providing services to London and the West Country may be found at Winnersh, Wokingham and Reading. Access to the M4 is available via Junction 11 which in turn provides access to Heathrow Airport, Central London, the West Country and M25; a local bus service is available from Arborfield, running between Reading and Wokingham.

Leisure facilities in the area include Nirvana and Pulse 8 Health Clubs, Bearwood and Bearwood Lakes Golf courses, Cloud Stables and Bearwood Riding Centre. There is a wide range of good local private and state schools. Arborfield is home to Arborfield Green, Berkshire's newest Garden Village. It is named after the Hall which Mary Mitford, the 19th century novelist, gave to Arborfield Hall, in her book "Our Village". The development benefits from being in the heart of Berkshire countryside, yet with many new facilities of the wider new village and within easy reach of Reading and Wokingham town centres. It offers good transport links being just 4 miles to the M4, with Wokingham train station approximately 3.5 miles to the north, and links to London Paddington via Reading.



ACCOMMODATION

There is a spacious entrance hall with access into the kitchen/diner on your left. There are stairs leading to the first floor and the lounge is to the rear of the house. The lounge has double doors opening into the conservatory which opens out onto the garden. On the first floor there are three bedrooms and a family bathroom.

OUTSIDE SPACE

The garden has been landscaped and is mostly astro turf. There is a patio and seating area also. There is access to the garden via the side gate along with access into the garage. To the front there is plenty of driveway parking for multiple vehicles.

LOCAL AUTHORITY and SERVICES

Mains Gas, water and electricity
Wokingham Borough Council - Council tax band - D



CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

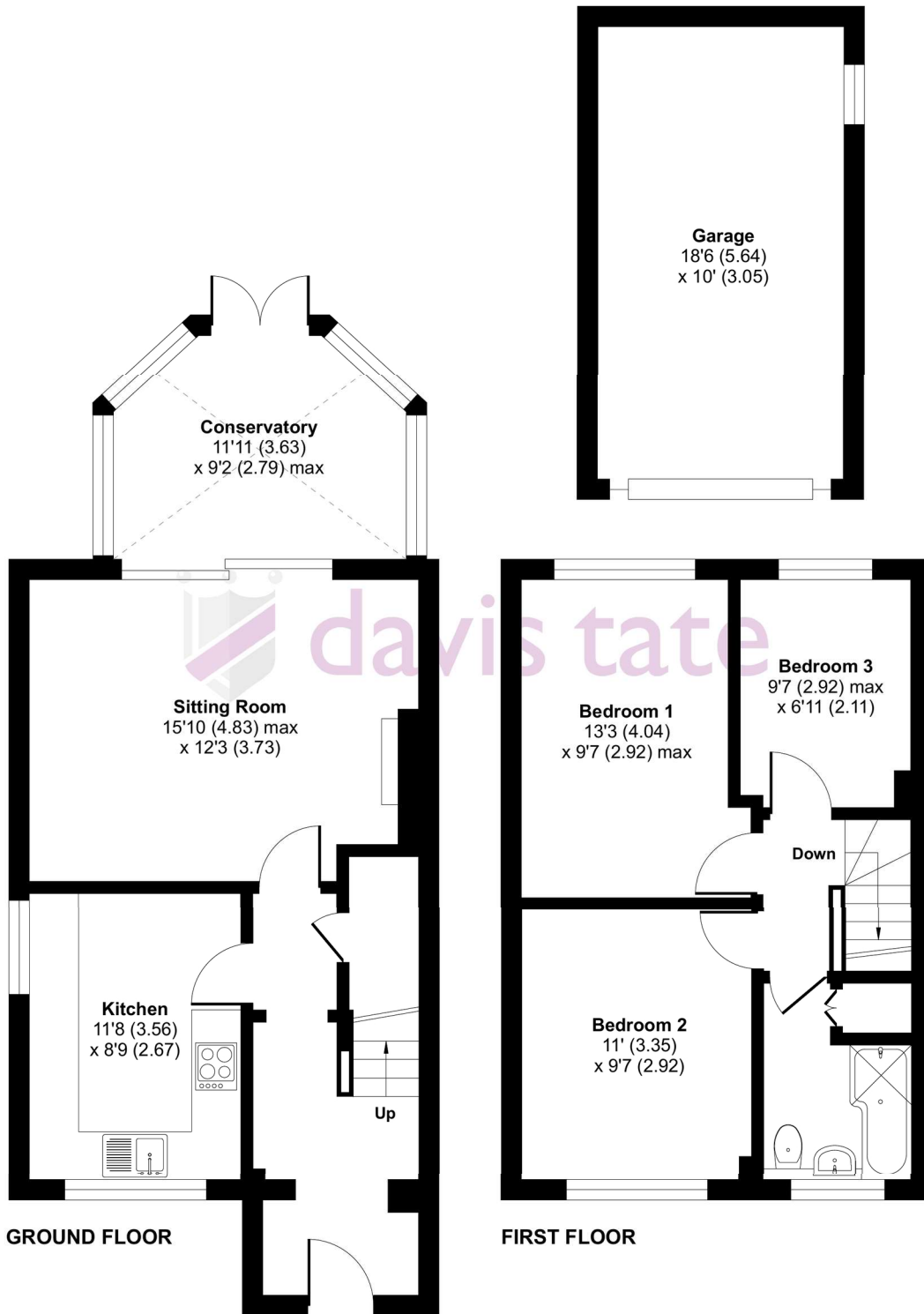
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 911 sq ft / 84.6 sq m
Garage = 185 sq ft / 17.1 sq m
Total = 1096 sq ft / 101.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2023. Produced for Davis Tate. REF: 1012335