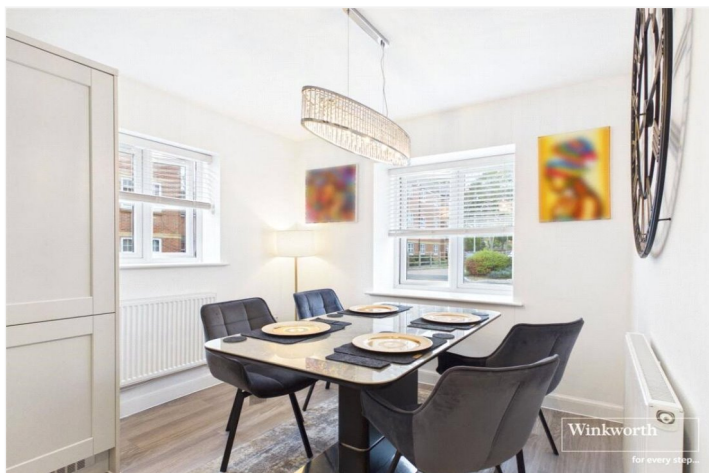




**38 EQUESTRIAN COURT, ARBORFIELD GREEN, READING, BERKSHIRE, RG2 9ZS
OIE £500,000 FREEHOLD**

ENJOYING A PARTICULARLY PLEASANT POSITION WITHIN ITS ROAD AND THE POPULAR ARBORFIELD GREEN DEVELOPMENT, THIS BEAUTIFULLY PRESENTED THREE-BEDROOM HOME BRINGS TOGETHER COMFORTABLE LIVING SPACES, A PRACTICAL LAYOUT AND A PRIVATE SOUTH-FACING GARDEN.

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A welcoming entrance hall, with a cloakroom, leads through to the well-appointed kitchen/Dining room. Fitted with a comprehensive range of cabinets and integrated appliances, it provides an inviting space for morning coffee and everyday meals.

To the side, the generously proportioned living room overlooks the garden, with direct access to the patio making it easy to take family life outside during the warmer months. There is plenty of room to relax together or enjoy an evening with friends.

Upstairs, the three bedrooms comprise two doubles and a good-sized single, offering flexibility for family, guests or working from home. The principal bedroom has its own en-suite shower room, while a family bathroom serves the remaining bedrooms.

The private rear garden enjoys a southerly aspect and has been designed for low-maintenance living, with artificial grass and a patio providing space for outdoor dining, children to play or a quiet moment in the sunshine.

Driveway parking for two cars and an electric vehicle charging point complete the practical appeal. Its well-placed setting within the development offers convenient access to local amenities and schools, adding to its appeal as an easy-to-manage family home.

Arborfield Green brings together modern family living and a connection to the outdoors. Green spaces, footpaths and cycle routes provide opportunities for dog walks, weekend bike rides and time outside, while play areas and the local leisure centre add to the everyday appeal.

Families are served by local schools including Farley Hill Primary and Bohunt Wokingham, helping make the development a practical setting for the school years.

For shopping, dining and days out, Wokingham and Reading offer a wider choice within easy reach. Both towns also provide rail connections towards London, bringing commuter convenience alongside the surrounding Berkshire countryside.

AT A GLANCE

- Beautifully presented three-bedroom semi-detached home in a prime Arborfield Green position.
- Private south-facing garden with low-maintenance artificial grass and an entertaining patio.
- Driveway parking for two cars with an electric vehicle charging point.
- Stylish kitchen/breakfast room with integrated appliances.
- Generous living room opening directly onto the garden.
- Principal bedroom with its own en-suite shower room.
- Family bathroom and convenient downstairs cloakroom.
- Well placed for local amenities and schools.

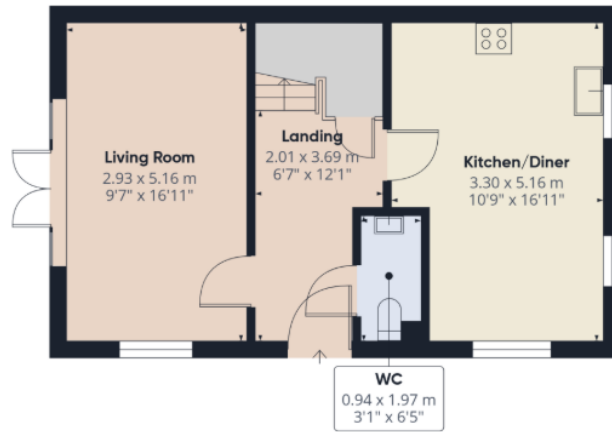
Tenure: Freehold

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



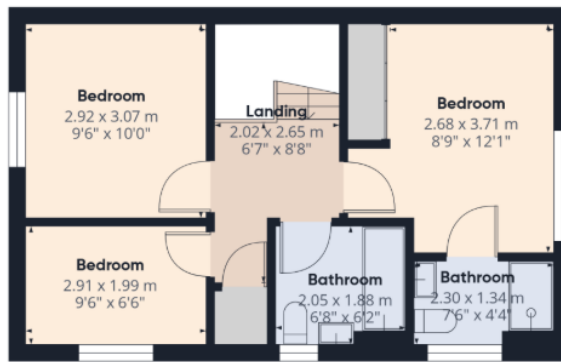
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Ground Floor

GLA[®]
95.76 m²
1030.78 ft²

Total
95.76 m²
1030.78 ft²



Floor 1

(1) Finished, above grade
Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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