



**1 AUSTEN GROVE, ARBORFIELD GREEN, READING, BERKSHIRE, RG2 9UP
£725,000 FREEHOLD**

**LOCATED IN A PRIME POSITION WITHIN THE SOUGHT-AFTER
ARBORFIELD GREEN DEVELOPMENT, THIS BEAUTIFULLY PRESENTED
FOUR-BEDROOM DETACHED FAMILY HOME OFFERS LUXURY LIVING IN
A PEACEFUL, COMMUNITY SETTING.**

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DESCRIPTION:

Built by Redrow Homes, renowned for quality and craftsmanship, the property has been further enhanced by the current owners to create a truly exceptional home, combining style, comfort, and practicality throughout.

A welcoming entrance hallway sets the tone for the rest of the property. To the front, the living room provides a warm, inviting retreat while to the rear sits the showstopping open-plan kitchen, dining, and family area. This bright and spacious area has been tastefully upgraded with a contemporary feature wall, sleek fireplace, and bespoke shelving, offering both style and functionality. Bi-fold doors open directly to the garden, creating a seamless flow between indoor and outdoor living. A utility room with separate sink and a guest WC complete the ground floor.

Upstairs, there are four generous double bedrooms, each beautifully presented. The principal bedroom benefits from a modern en-suite shower room, while the family bathroom is equally impressive in its design and finish. Additional loft storage provides practicality without compromising space.

The south-facing rear garden has been newly landscaped and is larger than average for the development. Featuring a level lawn, porcelain-tiled patio, and side access, it's ideal for outdoor dining and family enjoyment. To the front a driveway offers parking for two vehicles in tandem, leading to a spacious garage with potential for conversion (subject to permissions).

AT A GLANCE

- Prestigious Arborfield Green location
- Built by Redrow Homes
- Four double bedrooms
- Stylish open-plan kitchen/dining/family area
- Separate living room
- Utility room & downstairs WC
- En-suite to master bedroom
- Driveway parking & garage
- Ultrafast Broadband 1800Mbps
- Satellite/Fibre TV available with BT, Sky & Virgin

Tenure: Freehold

Service Charge: £525 per annum

Council Tax Band: F

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.



Austen Grove, Arborfield Green, Reading, RG2

Approximate Area = 1496 sq ft / 138.9 sq m

Garage = 242 sq ft / 22.4 sq m

Total = 1738 sq ft / 161.3 sq m

For identification only - Not to scale



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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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