

## 9, Fox Close Reading RG2 9TE



Offered for sale with no onward chain and set at the end of a small quiet close on a corner plot away from traffic and overlooking open countryside, a beautifully presented end of terrace home built in 2019 by Crest Nicholson. The well proportioned and spacious accommodation of 912 sq. ft. has been lovingly cared for and maintained by the current owner and comprises of entrance porch with exterior storage, front door to the entrance hall, comprehensively fitted kitchen, downstairs W.C. and living/dining room with French doors to the garden. On the first floor there are two double bedrooms, the master bedroom with ensuite shower room, bedroom two with built in storage and delightful views to the front. The family bathroom completes the first floor living. Outside there is a well tended rear garden of an ideal south westerly aspect benefitting a great degree of seclusion and comprising patio area with the rest laid to lawn and established shrubs. There is gated rear access. At the front there are shrub borders extending around to the side and a lovely open outlook onto countryside and trees with two allocated parallel parking spaces. The property has the expected gas radiator heating and double glazing with an excellent EPC rating B and the remainder of the NHBC warranty. The annual estate service charge for October 1st 2024 to September 30th 2025 is £298.62. Arborfield as an area has become extremely popular with its renowned schools such as Bohunt

**£435,000 Freehold**



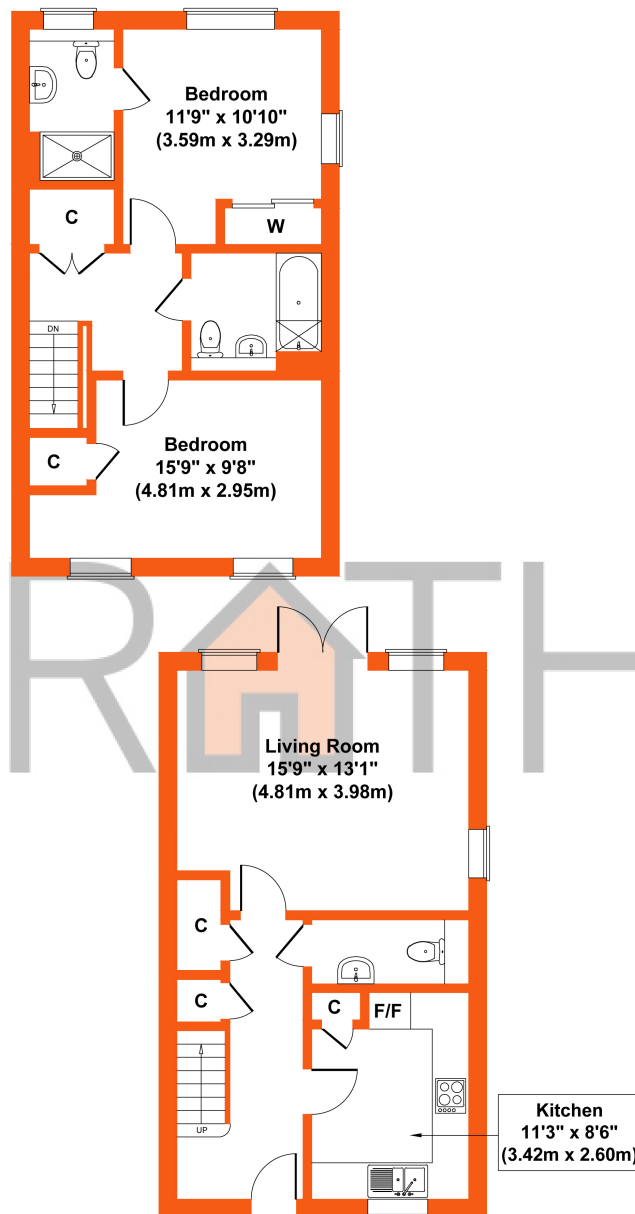






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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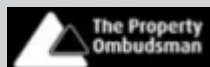


**Approx. Gross Internal Floor Area 912 sq. ft. (84.7 sq. m.)**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by The Plan Portal 2025



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.

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