



Nestled in a cul-de-sac in the heart of Arborfield Cross village is this semi-detached bungalow, which offers privacy and convenience. Local amenities include a shop, public transport links, and The Bull Bar & Eatery. This well-proportioned development consists of 4 bungalows, which provide residents ample space for parking. Comprising a 15ft living room, 2 sizeable bedrooms, a well-equipped kitchen, and 3-piece bathrooms. To the rear of the property is a south-facing garden which is privately enclosed with a patio leading lawn. This property is being sold with no onward chain complications.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Village location
- Close to amenities
- 2 bedrooms
- South facing garden
- Off road parking for multiple vehicles
- No onward chain





Council tax band D

Council- Wokingham

Additional information:

Parking

There is an area of private parking opposite the property

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

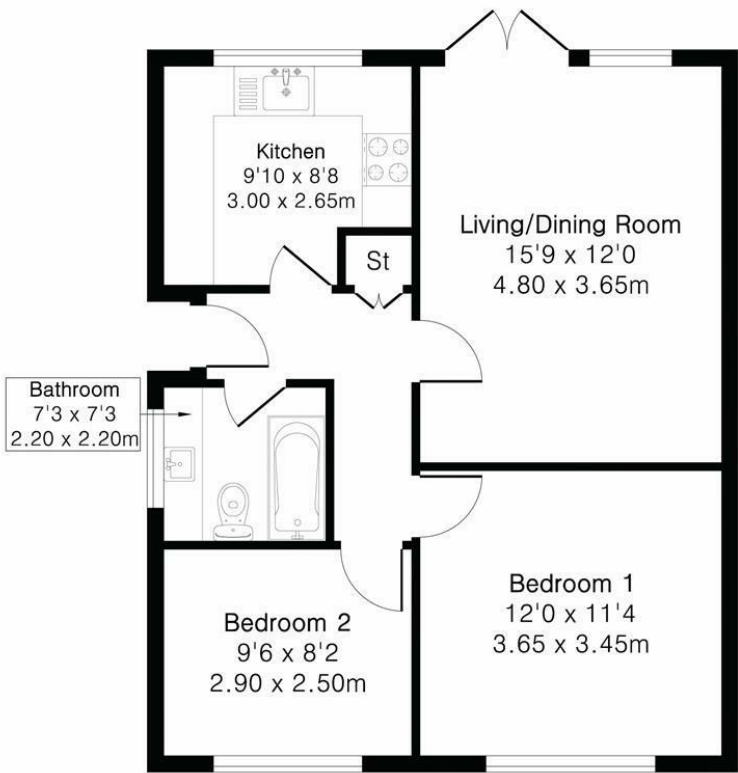
Superfast – Fibre to the cabinet (FTTC)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 600 sq ft - 56 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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