

Pintail Place

£445,000

HASLAMS
Sales

Reading, RG2 9WN



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Situated within the highly desirable Arborfield Green development, this modern townhouse is beautifully presented throughout. Arborfield Green is well regarded for its excellent local schools, convenient shops, and attractive green spaces, making it an ideal location for buyers seeking both comfort and convenience.

The accommodation is well proportioned and thoughtfully arranged. The ground floor offers a spacious lounge/diner with access to the rear garden, a modern kitchen/breakfast room fitted with integrated appliances, and a convenient cloakroom.

To the first floor, the principal bedroom benefits from a dressing room and an en-suite shower room. There is also a well-sized double bedroom and a contemporary family bathroom.

Externally, the property enjoys a westerly-facing rear garden featuring a patio area leading to a lawn, along with direct access to an allocated parking space.

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

sales@haslams.net
0118 960 1000





Council tax band D

Council- WBC

Additional information:

Parking

The property has driveway parking and access to the rear.

Estate charges

There is an estate charge of £296.74 PA

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

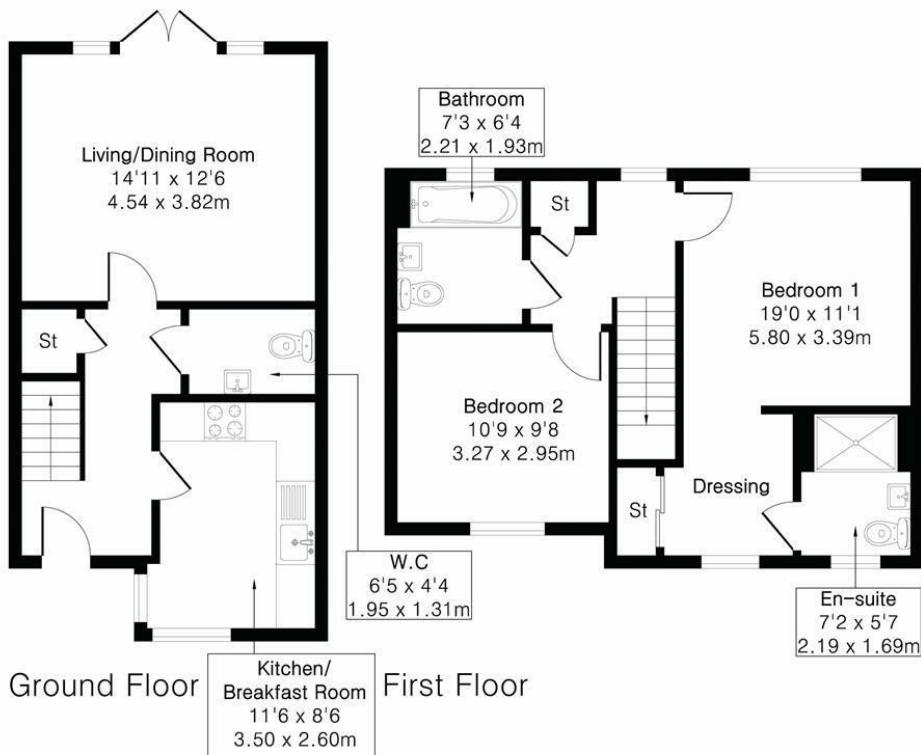
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 888 sq ft - 82 sq m

Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 477 sq ft – 44 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Plink 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 and no guarantee is given on the total square footage of the property within this plan. The figure is for initial guidance only and should not be relied on as a basis of valuation.



A Google Map showing the location of Biggs Ln in Arborfield Green. The map includes labels for Arborfield, Arborfield Cross, Barkham, Barkham Rd, Barkham St, Barkham Ride, California Country Park, Nine Mile Ride, Hogwood Industrial Estate, and Farley Hill. A blue marker is placed on Biggs Ln. The map also shows the Observer Way, Wallfield Rd, Eversley Rd, and Park Ln.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	94

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