



6, Pintail Place  
Arborfield Green  
Berkshire, RG2 9WN

**£445,000 Freehold**



This modern townhouse is beautifully presented throughout. The accommodation 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.

- Closed chain
- Cul-de-sac location
- Off road parking
- Desirable Arborfield Green development
- Ensuite shower and dressing room
- Westerly facing garden with patio

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

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.

Council Tax Band: D  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: B

There is an annual estate charge of c.£296.74 which covers the cost of the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

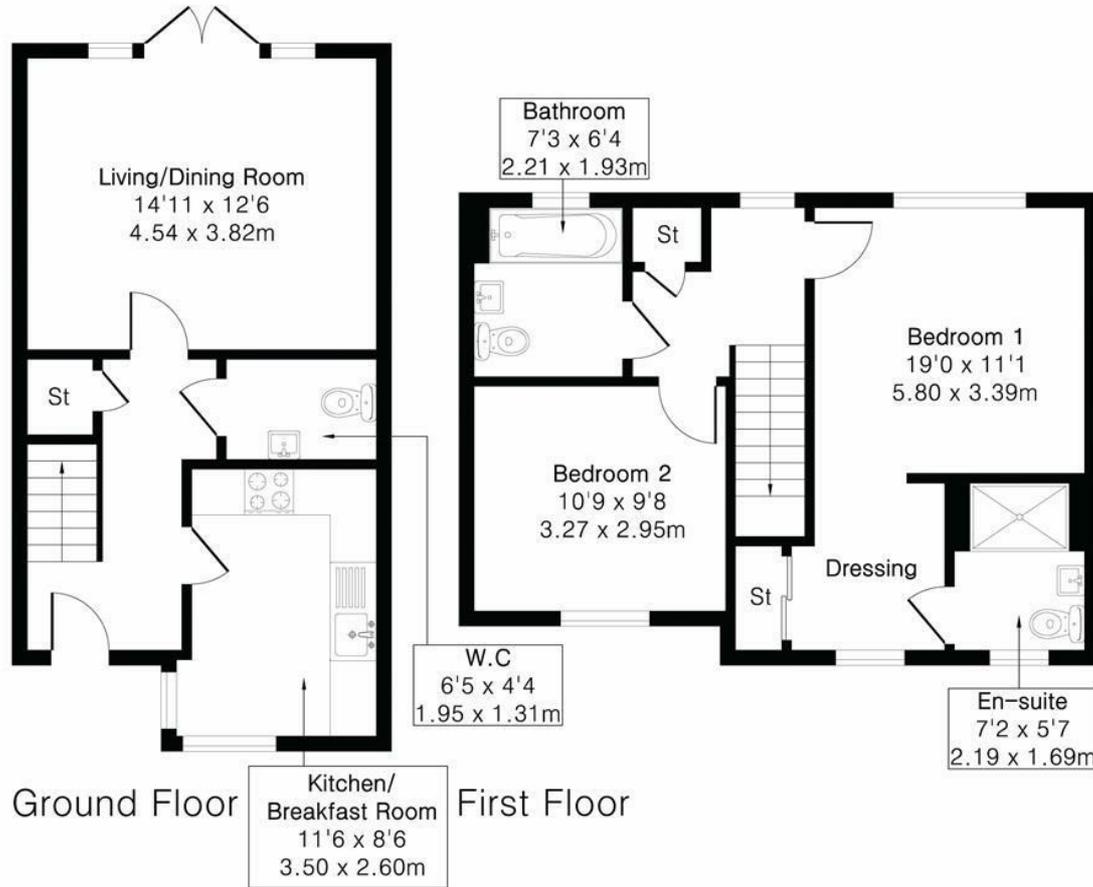




## Approximate Gross Internal Area 888 sq ft - 82 sq m

Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 477 sq ft – 44 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



Residential Sales and Lettings  
9 Broad Street, Wokingham,  
Berkshire RG40 1AU  
0118 977 6776  
properties@michael-hardy.co.uk  
lettings@michael-hardy.co.uk

*Michael Hardy*  
**MICHAEL HARDY**  
SALES & LETTING

Crowthorne Sales,  
28 Dukes Ride, Crowthorne,  
Berkshire RG45 6LT  
01344 779999  
crowthorne@michael-hardy.co.uk  
[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

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.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.  
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