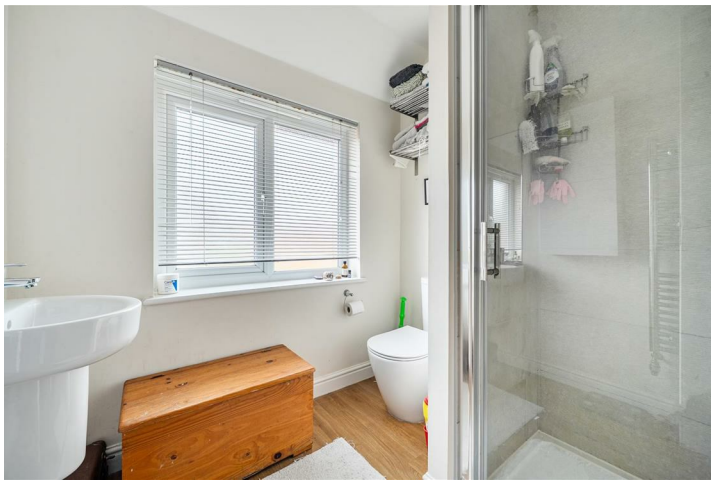
MICHAEL HARDY
SALES & LETTING



40, Orwell Drive,
Arborfield Green,
Berkshire, RG2 9US

OIEO £600,000 Freehold





A well proportioned three bedroom, two bathroom detached home situated on Orwell Drive within the popular Arborfield Green development. Offering approximately 1,118 sq ft of accommodation, the property provides a practical and well balanced layout, ideally suited to modern family living. The ground floor features a spacious living room, kitchen/dining room, separate utility room and cloakroom. Upstairs are three bedrooms and two bathrooms, including an en suite to the principal bedroom. The property also benefits from a garage, off street parking and a private rear garden.

- Three bedroom detached family home
- Principal bedroom with en-suite
- Utility room and cloakroom
- Approximately 1,118 sq ft of accommodation
- Separate living room and kitchen/dining room
- Garage, off street parking and rear garden

The property benefits from off-street parking and a garage, providing convenient parking and additional storage. To the rear is a private garden, predominantly laid to lawn, offering a good amount of outdoor space for relaxing, entertaining or family activities.

Orwell Drive is situated within Arborfield Green, a popular modern development offering a range of local amenities, green spaces and recreational facilities. The development benefits from a growing selection of shops, cafés and everyday conveniences, together with attractive landscaped areas and walking routes. Wokingham town centre is within easy reach, providing a wider selection of shops, restaurants and leisure facilities, while Reading and Bracknell are also accessible. The surrounding road network provides convenient access to the M4, making the location well suited to commuters.

There is an annual estate charge of c.£376.58 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.

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





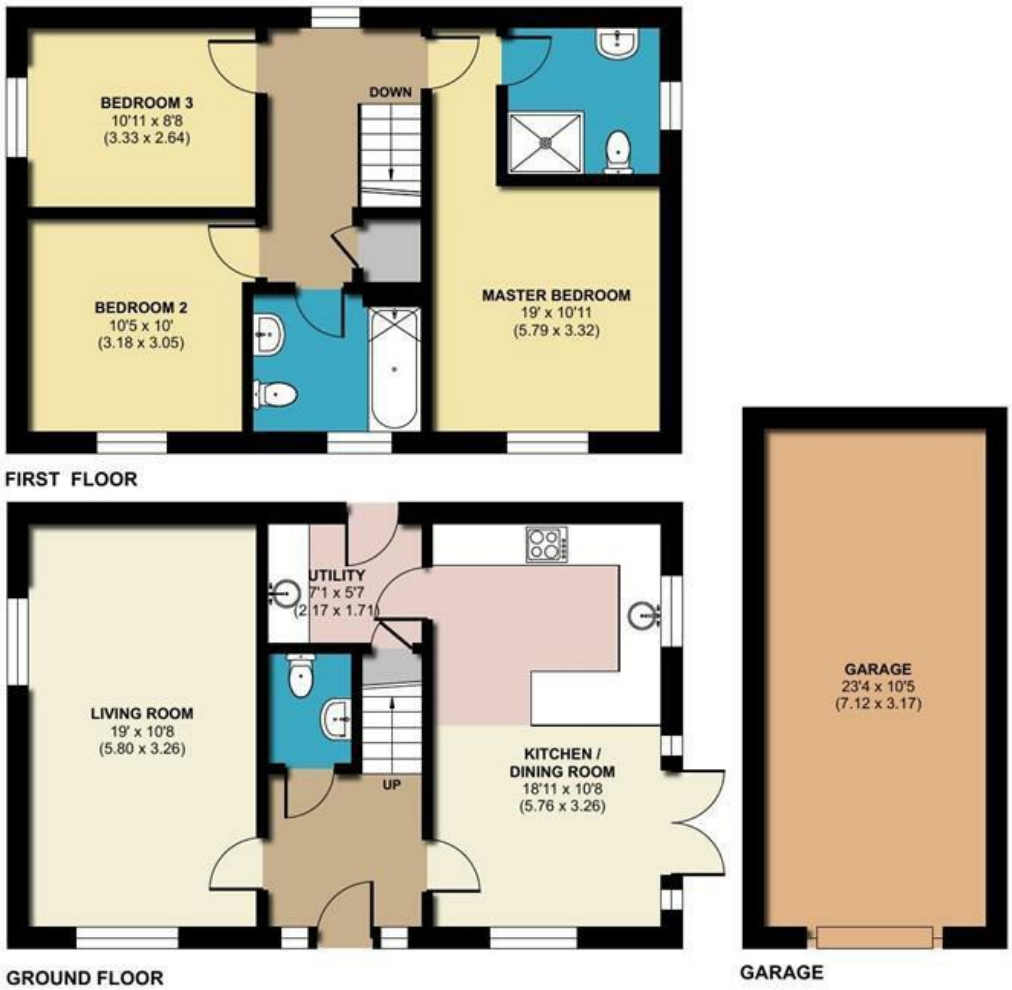




Floorplan

Orwell Drive, Arborfield Green, Reading, RG2

Approximate Area = 1118 sq ft / 103.8 sq m
Garage = 243 sq ft / 22.5 sq m
Total = 1361 sq ft / 126.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Hardy. REF: 1537471

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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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