MICHAEL HARDY
SALES & LETTING

6, Lance Way,
Arborfield Green,
Berkshire, RG2 9YY

**£550,000 Freehold**

An attractive, well presented three bedroom detached townhouse, ideally situated within the highly desirable Arborfield Green development. Set across three spacious floors, this impressive home offers flexible and well appointed accommodation, perfectly suited to modern family living. The ground floor features a generous living/dining room, a stylish kitchen with integrated appliances, and a contemporary cloakroom. To the first floor two double bedrooms, both enjoying access to the elegant family bathroom, which can be configured to provide one bedroom with en suite style convenience when desired. The principal bedroom occupies the entire top floor and benefits from an en suite shower room, with ample space to comfortably accommodate a super king sized bed.

- Three bedroom detached townhouse
- Spacious light living/dining room
- Three double bedrooms
- Over 1,400 sq ft of accommodation
- Stylish fitted kitchen
- En suite and family bathroom

A side gate provides convenient access to the south facing garden which is enclosed by wooden fencing and is mainly laid to lawn, with an area of patio extending across the rear of the house, which offers a pleasant outdoor space for relaxing, dining and entertaining. The property benefits from driveway parking for two cars to the front. Storage space (formerly the garage) has been maximised through the addition of a boarded loft, and a dedicated home office is situated at the rear.

Arborfield Green has become a thriving, family friendly community, and this home enjoys an enviable position just steps from Hazebrouck Meadow and California Country Park, offering an excellent combination of nature, recreation and community life. At the heart of the development is a lake, surrounded by green spaces and attractive walkways, creating an ideal environment for families and pets. Local schools including Farley Hill Primary School and Bohunt School, Sainsbury's, and leisure facilities are all close by, while Wokingham, Reading and excellent transport links are within easy reach.

There is an annual estate charge of c.£598.32 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

BREAD

# Floorplan

## Lance Way, Arborfield Green

Approximate Area = 1119 sq ft / 103.9 sq m
Limited Use Area(s) = 73 sq ft / 6.7 sq m
Store = 134 sq ft / 12.4 sq m
Study = 99 sq ft / 9.1 sq m
Total = 1425 sq ft / 132.1 sq m
For identification only - Not to scale

Denotes restricted head height

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: 1501945


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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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