



17, Attwood Drive, Arborfield,
Berkshire, RG2 9FE

Guide Price £550,000 Freehold



This well-presented detached four-bedroom family home is situated in a quiet location. The property comprises entrance hall with storage, a living room, a dining room, a kitchen/breakfast room, a cloakroom, a utility room, and a study/bedroom 4. To the first floor, there are three bedrooms and two bathrooms with the master bedroom suite having an en suite shower room and built-in wardrobes.

The front is open plan with driveway parking for two vehicles with the remainder laid out as lawn and mature shrubs. Gated side access leads to a secluded rear garden comprising a large decked area, wooden shed with the rest laid to lawn and enclosed by timber fencing.

The very popular Bohunt school is a mere 10-minute walk from the house and within the next year a brand new primary school on the Arborfield green development. Extensive leisure and shopping facilities, high quality restaurants and public houses can all be found close by.

- No onward chain
- Utility room
- 1137 sq ft / 105.6 sq m
- Study/Bedroom 4
- Private North West facing rear garden
- Close to nearby Countryside walks & good schools





MATERIAL INFORMATION

Part A

Council Tax Band: E

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Central Heating

Broadband

Connection available (information from Ofcom):

Standard - ADSL/copper wire - Highest available download

speed: 9 Mbps – Highest available upload speed: 0.9 Mbps

Superfast – None available

Ultrafast – (FTTP) - Highest available download speed: 1000

Mbps - Highest available upload speed: 1000 Mbps

Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom website <https://checker.ofcom.org.uk>

Part C

Flooding

We understand the flood risk summary for the area around the property is considered Very Low risk and for surface water flooding Very Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Planning

F/2008/0089 Approved 2008 - Proposed conversion of integral garage to habitable accommodation.

<https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>

Parking

There is off street parking available at the property.



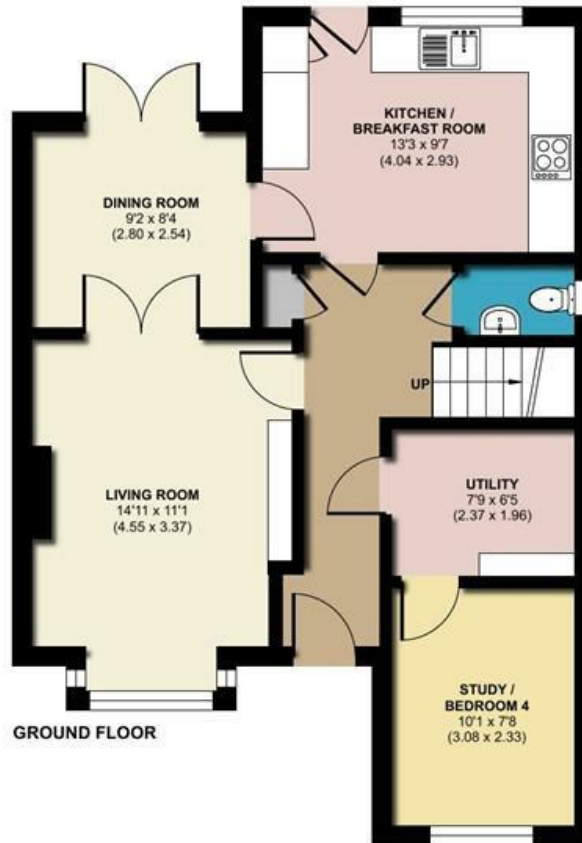
Attwood Drive, Arborfield

Approximate Area = 1137 sq ft / 105.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1139489

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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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