





10 MANDARIN GROVE, ARBORFIELD GREEN, READING, BERKSHIRE, RG2 9WQ

£415,000 FREEHOLD

SITUATED WITHIN THE EVER-POPULAR ARBORFIELD GREEN DEVELOPMENT, THIS MODERN 2 BEDROOM END OF TERRACE PROPERTY

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DESCRIPTION:

Situated within the ever-popular Arborfield Green development, this modern 2 bedroom end of terrace property.

The ground floor features a lovely a light living room with direct access to the rear garden, a contemporary kitchen/breakfast room complete with integrated appliances, and a useful cloakroom.

Upstairs, the principal bedroom is truly special for a property of this size and benefits from a dressing area and a private ensuite shower room. A further double bedroom and a modern family bathroom complete the first floor accommodation.

To the rear is the garden, designed with a patio seating area leading onto a lawn, ideal for entertaining or relaxing. There is also the advantage of driveway parking for 2 cars and rear access.

The property is ideally positioned for access to well-regarded schools, local amenities, and open green spaces, making it a highly attractive option for a range of buyers.

An annual estate charge of approximately £290 applies, contributing towards the maintenance and upkeep of communal areas. This figure should be confirmed by your solicitor during the conveyancing process.

AT A GLANCE

- Complete onward chain
- Modern 2 bedroom end of terrace
- Master suite with ensuite and dressing room
- Driveway parking for 2 cars
- Garden with lawn and patio
- Ultra fast Broadband 1000Mbps
- Satellite/Fibre TV Available with BT, Virgin & Sky
- Mobile Coverage with EE, Vodafone, Three & O2

Tenure: Freehold

Service Charge: £290 per annum

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.









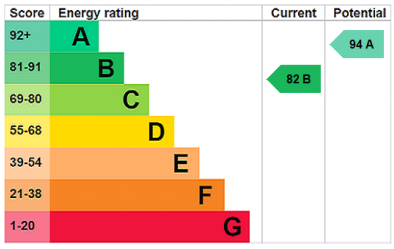




Mandarin Grove, Arborfield Green, Reading, RG2

Approximate Area = 891 sq ft / 82.7 sq m

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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