



23 SORREL DRIVE, ARBORFIELD GREEN, READING, BERKSHIRE, RG2 9QY
£400,000 FREEHOLD

SITUATED IN A POPULAR POSITION WITHIN THE SOUGHT-AFTER ARBORFIELD GREEN DEVELOPMENT, THIS TWO-BEDROOM END OF TERRACE HOME OFFERS THOUGHTFULLY DESIGNED ACCOMMODATION, A PRIVATE REAR GARDEN AND DRIVEWAY PARKING FOR TWO VEHICLES.

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DESCRIPTION:

Conveniently located within easy reach of Bohunt School, Stables Café and the recently opened Sainsbury's Local, the property is ideally suited to first-time buyers, professional couples or those looking to downsize.

The accommodation begins with an entrance hall leading to a modern kitchen/dining room, fitted with a comprehensive range of base and wall units providing excellent storage. There is ample space for a four-seater dining table, while the integrated appliances include a fridge/freezer and dishwasher. To the rear of the property, the living room spans the full width of the house and benefits from French doors opening directly onto the rear garden. A downstairs cloakroom completes the ground floor.

Upstairs, there are two well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and a three-piece en-suite shower room, while the second bedroom offers flexible accommodation and is currently arranged as a home office. The family bathroom comprising a bath with shower over, wash hand basin and WC.

Outside, the rear garden is predominantly laid to lawn with both patio and decked seating areas, providing a practical and low-maintenance outdoor space. Gated side access leads directly to the driveway, which provides off-road parking for up to three vehicles.

The property occupies a convenient position on the development, within walking distance of local amenities including Stables Café, Bohunt School and Sainsbury's Local, while offering excellent access to nearby road links and the wider facilities available in Arborfield Green and surrounding areas.

AT A GLANCE

- 2 Bedroom end terrace
- 2 Bathrooms
- 2 Parking spaces
- Solar panels
- Private garden
- Council tax band D
- Ultrafast broadband 1800Mbps
- Mobile coverage EE, Vodafone, Three & O2
- Satellite /Fibre TV Available with BT & Sky
- Service charge £136 per half year

Tenure: Freehold

Service Charge: £272 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.





Floor 0



Floor 1

Approximate total area[®]
698 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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.

Score	Energy rating	Current	Potential
92+	A	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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