



23 LANCE WAY, ARBORFIELD GREEN, READING, RG2 9YY  
**£575,000 FREEHOLD**

## AN ATTRACTIVE 3 STOREY DETACHED MILLGATE FAMILY HOME.



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## DESCRIPTION:

Built to the high standard and high specification typical of the Millgate Homes brand is this three bedroom detached family home. built in 2020.

The property has been maintained to a very high standard by the current owner and is in immaculate order throughout.

To the ground floor is the fully fitted kitchen with integrated appliances, a cloakroom and a spacious open plan living/dining area which flows through to the conservatory with french doors to the rear garden and underfloor heating.

The accommodation is split over two floors with bedrooms two and three and the family bathroom to the first floor and the master bedroom with en suite shower room to the second.

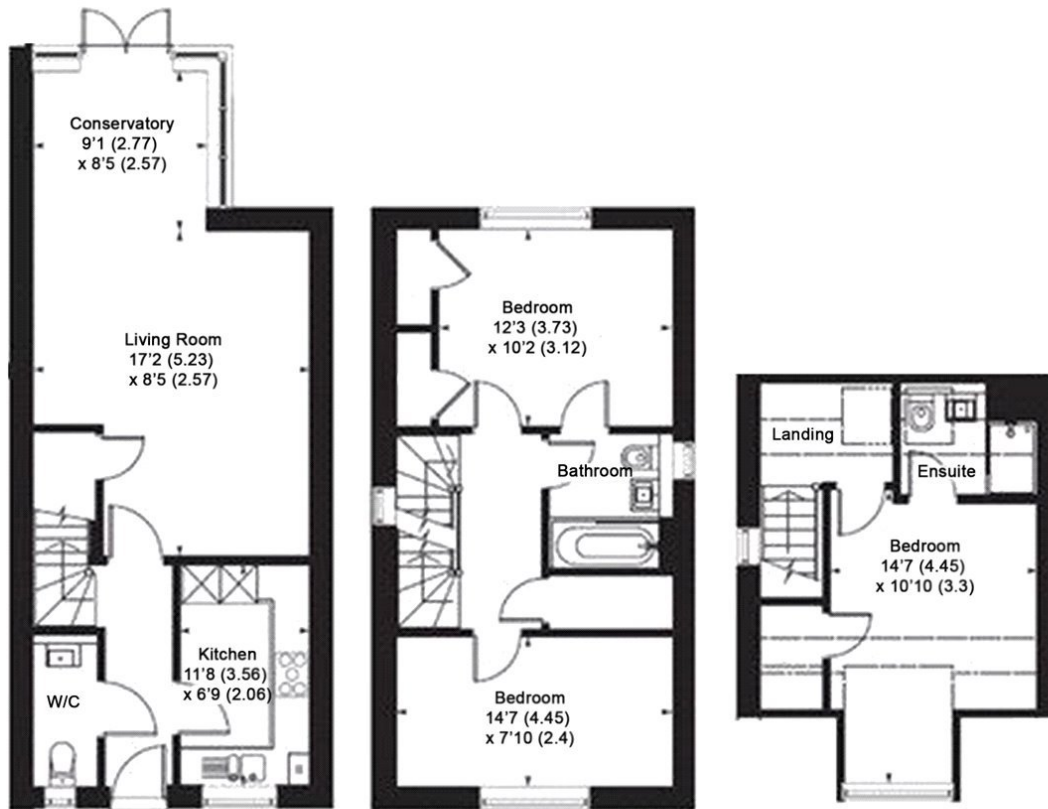
Outside is a private rear garden with patio and lawn enclosed by close board fencing and two parking bays allocated.

Arborfield Green is the perfect place to live with open countryside on the doorstep, a leisure centre, tennis courts and Bohunt and Farley Hill School all within a short walk. There are also various well kept amenity spaces which attract an estate charge of £200.40 per six months and parking charges of £103 for six months.

## AT A GLANCE

- Millgate built home
- Popular school catchments
- 3 storeys
- 3 bedroom detached
- 2 parking spaces
- Select cul de sac location
- Council tax band E Wokingham
- Ultrafast broadband 1000Mbps
- Mobile coverage EE, Three, O2, Vodafone
- Satellite / Fibre TV available BT & Sky





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.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92-)	A		92
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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