

**15 BUSHELL WAY, ARBORFIELD, READING, BERKSHIRE, RG2
9FQ**

- Unfurnished. EPC Rating D
- 3 x Bedroom House
- Ideally Located for M4
- Available 06/05/2024
- Garage
- Driveway Parking

£1,650 per month + permitted payments *

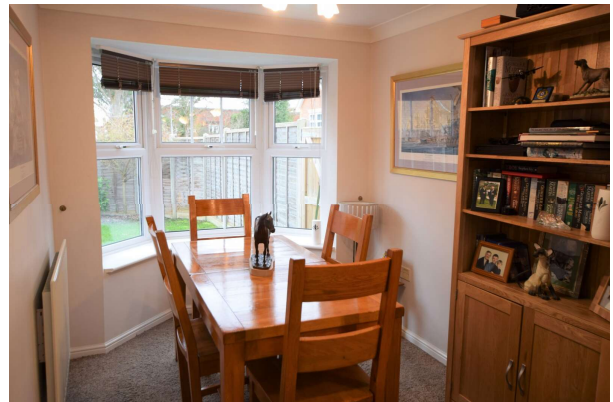
FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



davistate.com

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PROPERTY DESCRIPTION

Well cared for three bedroom semi detached property ideally located in Arborfield within easy access of Wokingham town centre just 4.6miles away and 5.2miles away from the M4 junction 11. Unfurnished. Available 06/05/2024

LOCAL INFORMATION

Local shops cater for day-to-day needs whilst more extensive shopping facilities may be found in the bustling market town of Wokingham and the town of Reading with its Oracle Shopping Centre.

Railway stations providing services to London and the West Country may be found at Winnersh, Wokingham and Reading. Access to the M4 is available via Junction 11 which in turn provides access to Heathrow Airport, Central London, the West Country and M25; a local bus service is available from Arborfield, running between Reading and Wokingham.

Leisure facilities in the area include Nirvana and Pulse 8 Health Clubs, Bearwood and Bearwood Lakes Golf courses, Cloud Stables and Bearwood Riding Centre. There is a wide range of good local private and state schools. Arborfield is home to Arborfield Green, Berkshire's newest Garden Village. It is named after the Hall which Mary Mitford, the 19th century novelist, gave to Arborfield Hall, in her book "Our Village". The development benefits from being in the heart of Berkshire countryside, yet with many new facilities of the wider new village and within easy reach of Reading and Wokingham town centres. It offers good transport links being just 4 miles



to the M4, with Wokingham train station approximately 3.5 miles to the north, and links to London Paddington via Reading.

ACCOMMODATION

The property is comprised of an entrance hall, living room, fully fitted kitchen, cloakroom, main bedroom with ensuite, a further two bedrooms, family bathroom.

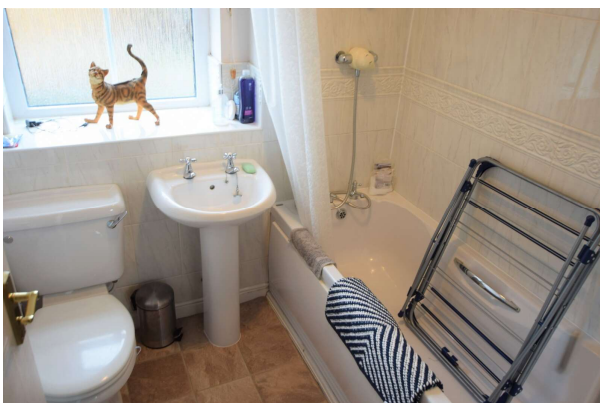
OUTSIDE SPACE

Outside there is a private rear garden, a garage and a driveway parking.

LOCAL AUTHORITY and SERVICES

Wokingham Borough Council - Band D
Mains Gas, Water and Electric

IMPORTANT NOTICE



* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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