

2 Wormstall Cottages, Greensward Lane, Arborfield,  
Reading, Berkshire. RG2 9JP.



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£550,000 Freehold

Situated in a pleasant and quiet country lane in Arborfield, is this very well presented three bedroom semi-detached cottage. The property is located within convenient commuting distance to Wokingham town centre, and the M3 and M4 motorways, whilst being close to the Bohunt School that has an outstanding reputation. The spacious ground floor accommodation comprises entrance hall, cloakroom, three reception rooms and an extended modern kitchen with utility area. To the first floor there is a spacious landing, dressing area, three bedrooms all with fitted wardrobes, and a modern four piece family bathroom. Further benefits included a well maintained rear garden, ample driveway parking and a garage. The property also over looks woodland and is very private to the front and the rear.

- Extremely Well Presented Throughout
- Spacious Accommodation
- Extended & Refitted Kitchen
- Three Reception Rooms
- Downstairs Cloakroom
- Four Piece Bathroom
- Well Maintained Rear Garden
- Garage & Driveway Parking
- Quiet Country Lane

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

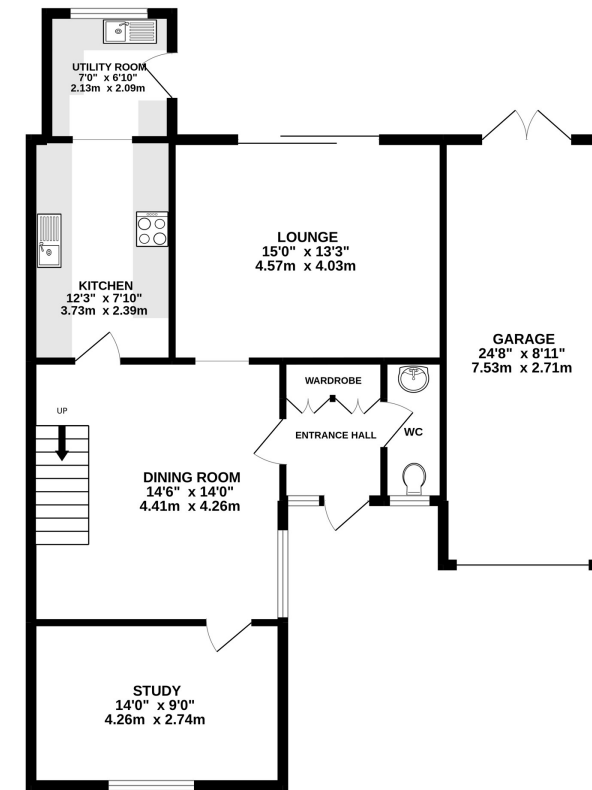


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

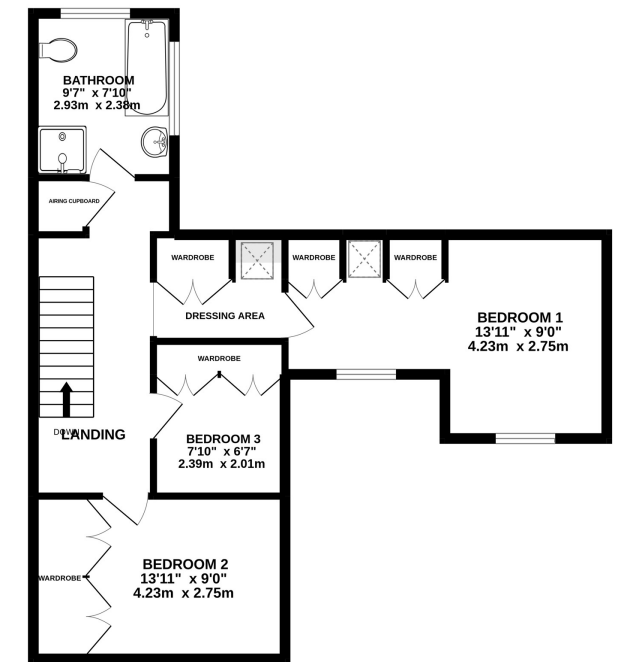




GROUND FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR  
590 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Property Description

### Ground Floor

#### Entrance Hall

#### Cloakroom

#### Dining Room

4.41m x 4.26m (14' 6" x 14' 0")

#### Lounge

4.57m x 4.03m (15' 0" x 13' 3")

#### Study

4.26m x 2.74m (14' 0" x 9' 0")

#### Kitchen

2.39m x 3.73m (7' 10" x 12' 3")

### Utility

2.13m x 2.09m (7' 0" x 6' 10")

### First Floor

#### Landing

#### Bedroom One

4.23m x 2.75m (13' 11" x 9' 0")

#### Bedroom Two

4.23m x 2.75m (13' 11" x 9' 0")

#### Bedroom Three

2.39m x 2.01m (7' 10" x 6' 7")

### Bathroom

2.38m x 2.93m (7' 10" x 9' 7")

### Outside

#### Front Garden & Driveway

#### Rear Garden

#### Garage

2.71m x 7.53m (8' 11" x 24' 8")

### Council Tax Band

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