



40, Rayner Drive, Arborfield  
Reading, Berkshire

40 Rayner Drive, Arborfield, Reading, Berkshire, RG2 9FB

Guide Price £430,000 Freehold

Nestled in the charming village of Arborfield, Reading, this impressive three-storey end terrace townhouse on Rayner Drive offers a perfect blend of space and versatility.

- 3 good sized bedrooms • Family bathroom • Master with en-suite • First floor living room • Enclosed garden space • Garage • Parking



## LOCATION

Arborfield is a highly desirable Berkshire location. The location benefits from a strong community feel, with local amenities including well-regarded schools, traditional pubs, shops and recreational facilities close by. Arborfield Green and nearby Wokingham provide additional shopping, dining and leisure options, while larger centres such as Reading offer extensive retail, cultural attractions and mainline rail services. Excellent transport links make Arborfield Cross particularly appealing to commuters, with easy access to the M4, M3 and A329(M), as well as fast rail connections to London Paddington via nearby stations. Combining attractive surroundings, convenient transport and a welcoming village atmosphere, Arborfield Cross remains one of the area's most sought-after locations.

## DESCRIPTION

Nestled in the charming village of Arborfield, near Reading, this impressive three-storey end terrace townhouse on Rayner Drive offers a perfect blend of space and versatility. The property is part of a sought-after development, making it an ideal choice for families or those seeking a peaceful community atmosphere.

Upon entering, you are greeted by a spacious kitchen breakfast room, perfect for family gatherings and casual dining. Adjacent to this, a flexible family room can serve as a study or an additional bedroom, complemented by a convenient WC on the ground floor.

Moving to the first floor, you will find a welcoming and light sitting room. The master bedroom boasts an ensuite, while two further generously sized double bedrooms are located on the second floor, accompanied by a well-appointed family bathroom.

The property also features an enclosed garden. At the bottom of the garden, you will find access to a garage, with additional parking available at the front of the house.

## SERVICES

All mains connected - Gas central heating

EER-C

## FLOOR AREA

1353.00 sq ft

Wokingham Borough Council

COUNCIL TAX BAND E



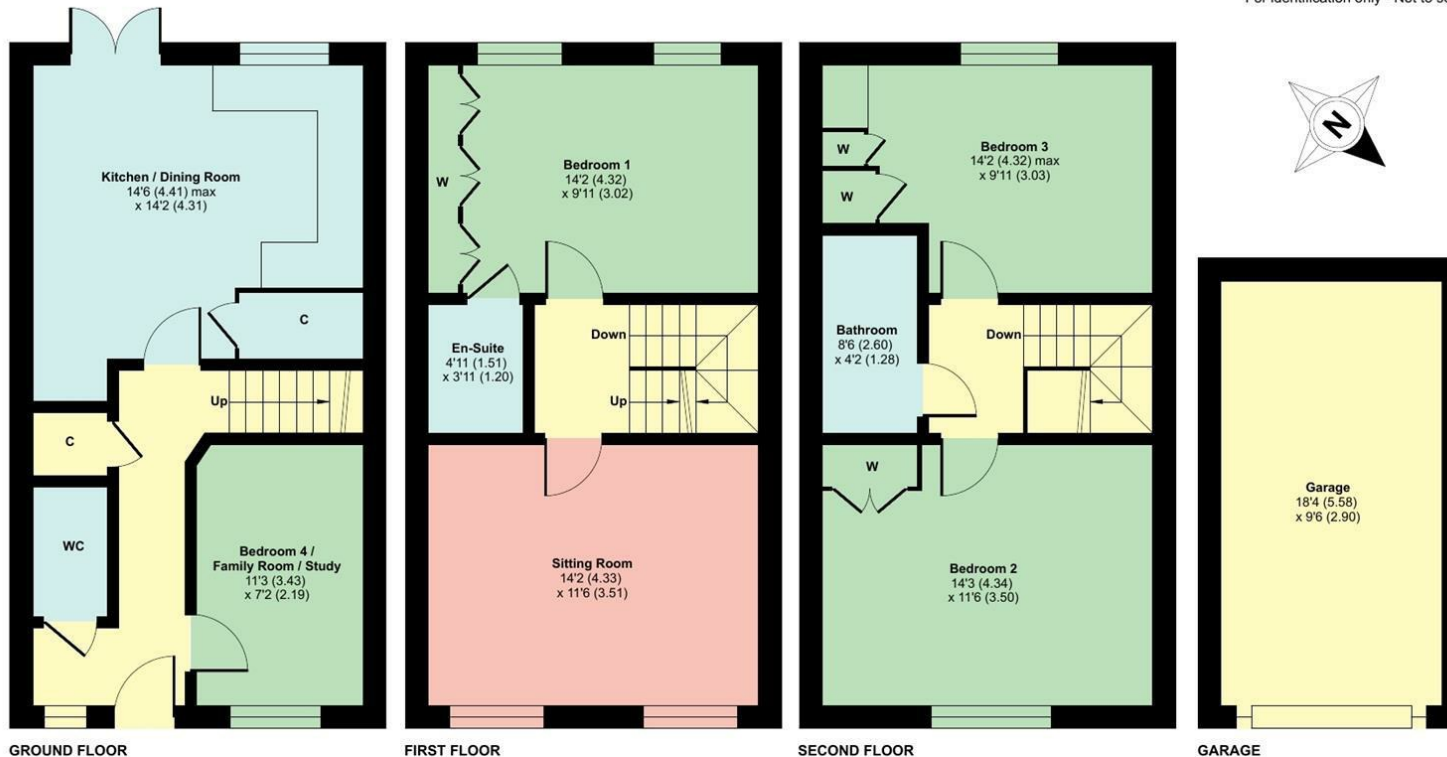
# Rayner Drive, Arborfield, RG2

Approximate Area = 1179 sq ft / 109.5 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 1353 sq ft / 125.6 sq m

For identification only - Not to scale



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (92 plus) A                                                     |                         |                         |
| (81-91) B                                                       |                         |                         |
| (69-80) C                                                       |                         |                         |
| (55-68) D                                                       |                         |                         |
| (39-54) E                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| (1-20) G                                                        |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

## DIRECTIONS TO RG2 9FB

what3words:///newlywed.protrude.knots

## OTHER MATERIAL INFORMATION

- Ofcom checker indicates good availability outdoor and in-home for EE, O2, Three and Vodafone.
- Ofcom checker indicates that Standard and Ultrafast Broadband are available at this property
- The government portal highlights this area as low flood risk
- Planning Application Link of what we are aware of
- [Wokingham Borough Council Online Planning - Details](#)

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

### Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents  
Douglas and Simmons



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