The Estate Agent People Recommend

WentWorth Estate Agents

5 Lincoln Gardens, Twyford RG10 9HU

Price guide £645,000

Wentworth Estate Agents have pleasure in offering to the market a LINK DETACHED THREE BEDROOM HOUSE with Garage within a sought after area in central Twyford.
The property gives easy access to all local shops, restaurants, Waitrose and Tesco Express. Within walking distance to Twyford train station, serving London Paddington and Reading. There is also good access to main roads, A4/M4/M40.

Within catchment for Polehampton infant and Junior School, Colleton Primary School, Charvil Piggott Primary School and Piggott Secondary School.

Ground floor accommodation comprises of entrance hall, cloakroom, living room with sliding doors to the garden. The dining room is accessed via the hallway with access through to the kitchen, with plenty of eye and base level units and a breakfast bar area for seating and access to the garden.

First floor accommodation comprises of master bedroom with fitted wardrobes, a further double bedroom, single bedroom and family bathroom with WC, wash hand basin and bath with shower over.

Further benefits include gas central heating, good size garden, parking for numerous cars and garage.

NO ONWARD CHAIN

EPC - E

Ground floor

1st floor

TOTAL FLOOR AREA : 104.0 sq.m. (1119 sq.ft.) 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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ACCOMMODATION

- THREE BEDROOM DETACHED HOUSE
- WITHIN WALKING DISTANCE TO TWYFORD VILLAGE
- TWO RECEPTION ROOMS
- PARKING FOR NUMEROUS CARS
- GARAGE
- GOOD SIZE GARDEN
- NO ONWARD CHAIN

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.