



Hunters End, 14 Broadcommon Road,  
Hurst, Reading, RG10 0RE  
**£1,500,000**



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# Broadcommon Road, Hurst

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Wentworth Estate Agents have pleasure in offering to the market a BEAUTIFUL CHARACTER FOUR BEDROOM FAMILY HOUSE within a sought after area of Hurst. A lovely english countryside village between Wokingham and Twyford, benefitting with plenty of walks, a local shop, post office, bakers, pubs and Hurst C of E primary school.

Ground floor accommodation comprises of entrance hall, 22 ft living room dual aspect with open fireplace and patio doors to the garden, sitting room with fireplace, Oak garden room with patio doors to the garden, kitchen breakfast room with plenty of eye and base level units, island with further storage and pantry cupboard. Through to the utility room and cloakroom and access to the garden.

First floor accommodation comprises of master bedroom with four piece ensuite, bath, shower, WC and wash hand basin. Study area with view of the garden, a further three double bedrooms and family bathroom with bath, WC and wash hand basin.

Further benefits include a double detached garage and workshop, parking for numerous cars on the driveway, large wrap around garden with plenty of shrubs, gas central heating, within a quiet area and plenty of surrounding walks.

NO ONWARD CHAIN

FREEHOLD

EPC - D

COUNCIL TAX BAND - G



### Entrance Hall

A lovely light entrance hall with access to the reception rooms and first floor with wooden flooring.

### Living room

At the front of the house with patio doors to the garden and fire place. A good size 22ft room with plenty of space.

### Snug

At the front of the house with fireplace, a perfect snug or play room

### Garden room

At the rear of the property, next to the kitchen, with oak beams and patio doors into the garden.

### Kitchen / breakfast room

A character kitchen / breakfast room with plenty of eye and base level units, aga, single oven, island with further storage, tiled floor, veluz window and pantry cupboard. Space for a six seater table.

### Utility

Accessed from the kitchen with sink and further storage and space for washing machine and dryer.

### Cloakroom

Next to the kitchen, with plenty of space with WC and wash hand basin. Opportunity to change into a wet room.

### Master bedroom and Ensuite

A dual aspect master bedroom with views of the garden and large ensuite with bath, shower, wash hand basin and WC.

### Study Area

Accessed via the left hand side of the house, with plenty of space for a desk and benefitting with views of the garden

### Bedroom 2

A 19ft double bedroom with dual windows overlooking the garden. The room could be split easily, as has a split level.

### Bedroom 3

At the front of the property, a good size double bedroom

### Bedroom 4

At the front of the property, a further double bedroom

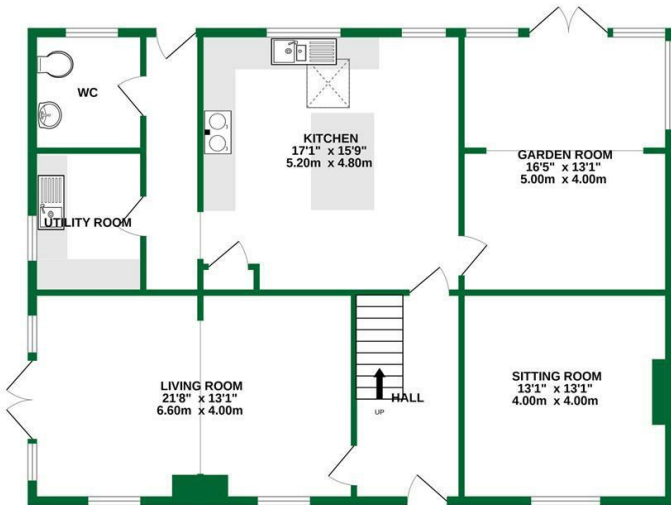
### Family Bathroom

Half tiled bathroom with bath, wash hand basin, WC and airing cupboard

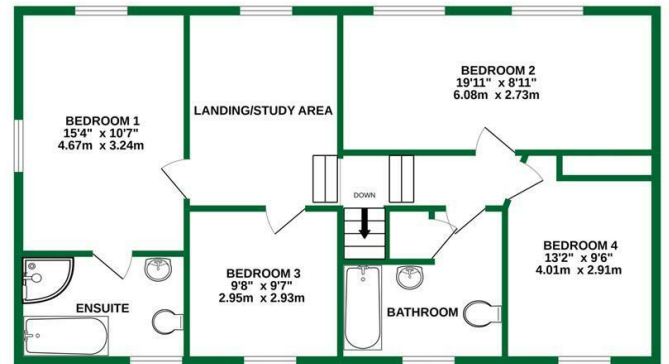


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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2142sq.ft. (199.0 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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# The Estate Agent People Recommend



**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.