The Estate Agent People Recommend

WentWorth Estate Agents

5 Highfield Court Waltham Road, Twyford RG10 0AA

Price guide £325,000

Wentworth Estate agents have pleasure in offering to the market this very spacious TWO BEDROOM FLAT within the centre of Twyford village, a short walk to the shops and mainline train station, serving Reading and London Paddington with the additional benefit of the Elizabeth Line.

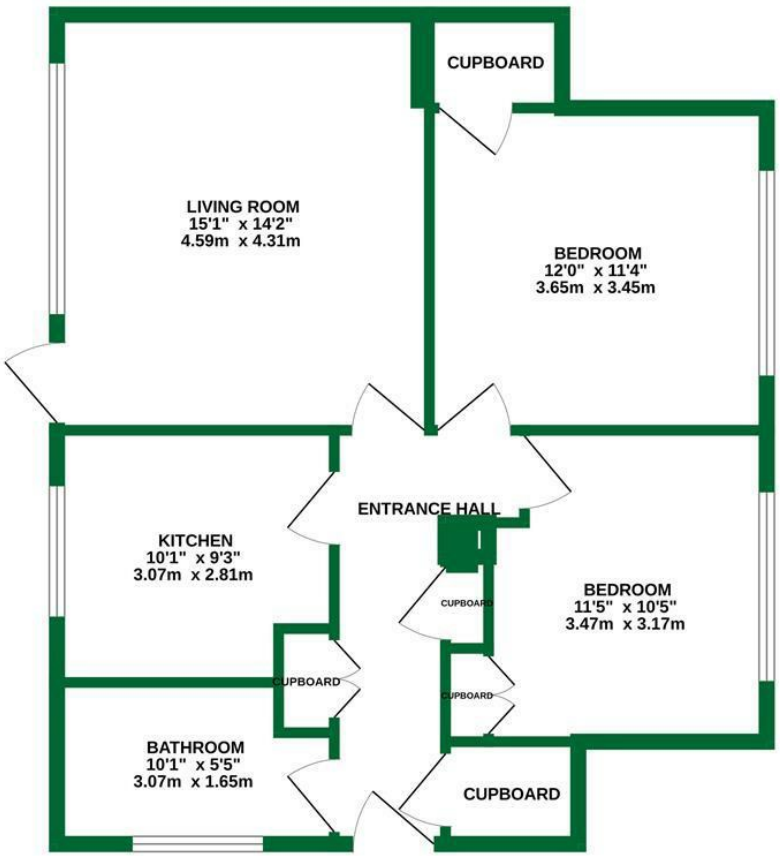
Twyford offers plenty of amenities, with coffee shops, charity shops, pharmacy, restaurants, public houses, wine bar, Tesco Express and Waitrose. All within a short walk from the property.

Outside the front door to the property, is a number of raised flower beds and a private entrance. As you enter the property there is a good size hallway with cupboard space for coats and shoes and storage. The bathroom has been updated by the current owners, with bath and shower over, WC, wash hand basin with storage under and towel rail. The kitchen has a lovely large window overlooking the gardens, with plenty of eye and base level units, oven, 5 ring gas hob, integrated dishwasher, space for the washing machine and fridge/freezer. Living room is located at the end of the hallway, a great size 15ft room with large window and a door to the patio area, plenty of space for a sofa and table and chairs. There are two double bedrooms with fitted wardrobes, both with plenty of light.
Further benefits include a ventilation unit to discharge clean air into the property, parking for numerous cars, garage, patio area for table and chairs, double glazed windows and gas central heating.

The property is a great size and offers fantastic living space, with a lovely outlook of the gardens and so central to all amenities. A property not to be missed and must be viewed to appreciate the size.

EPC - C

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 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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ACCOMMODATION

- TWO DOUBLE BEDROOM SPACIOUS GROUND FLOOR FLAT
- PATIO AREA FROM LIVING ROOM
- PLENTY OF LIVING SPACE
- UPDATED BATHROOM, FULLY TILED
- PARKING
- CLOSE TO MAINLINE TRAIN STATION
- WALKING DISTANCE TO THE VILLAGE CENTRE
- GARAGE
- LEASEHOLD - 935 YEARS REMAINING
- £1,936.00 PER YEAR - GROUND RENT AND SERVICE CHARGE

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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.