

The Estate Agent People Recommend



47 Winchcombe Road,
Twyford
RG10 0AS



Wentworth Estate Agents have pleasure in offering a **FOUR BEDROOM DETACHED FAMILY HOME FOR THE FIRST TIME AVAILABLE TO THE MARKET.**

The property is within walking distance of the village centre with shops, pubs, restaurants, pharmacy's, coffee shops, Waitrose and Tesco Express. Conveniently nearby is Twyford Station servicing London Paddington and Reading. Cross Rail due soon. Access to the M4, A404 and M40 corridors.

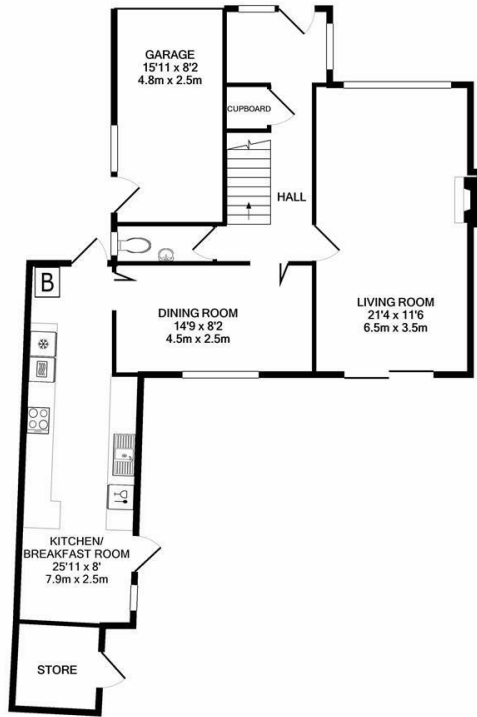
Ground floor accommodation comprises of entrance hall, cloakroom, living room, dining room and kitchen/breakfast room with access to the private laid to lawn garden.

First floor accommodation comprises of master bedroom, a further three bedrooms, family bathroom, separate WC and study.

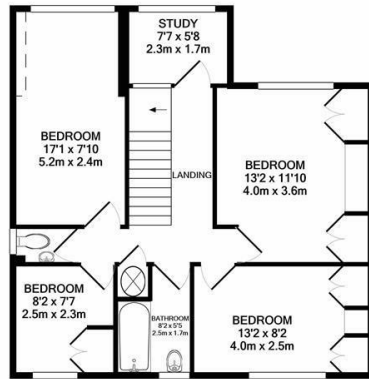
Further benefits include integral garage, gas central heating, laid to lawn private garden, parking for many vehicles on driveway.

NO ONWARD CHAIN

EPC - E



GROUND FLOOR
APPROX. FLOOR
AREA 903 SQ.FT.
(83.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 649 SQ.FT.
(60.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1553 SQ.FT. (144.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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

- DETACHED FOUR BEDROOM HOUSE
- WALKING DISTANCE TO TWYFORD VILLAGE AND STATION
- PARKING FOR MANY CARS
- INTEGRAL GARAGE
- TWO RECEPTION ROOMS
- PRIVATE LAID TO LAWN GARDEN
- NO ONWARD CHAIN
- EPC - E

