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28 Wargrave Road,  
Twyford, Reading, RG10 9PQ  
**£999,995**

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# Wargrave Road, Twyford

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WentWorth Estate Agents have pleasure in offering to the market a FOUR BEDROOM DETACHED FAMILY HOUSE in a popular location within Twyford village. The property benefits from being in walking distance to Twyford station, serving London Paddington and Reading. Twyford offers local shops, coffee shops, Tesco Express and Waitrose.

The property is within catchment for Polehampton infant and primary school and Piggott Senior School.

Ground floor accommodation comprises of porch area with plenty of space for shoes and coats, entrance hall, cloakroom, study, kitchen / breakfast room, utility, dining room and living room.

First floor accommodation comprises of master bedroom with jack and jill bathroom, a double bedroom with ensuite, a further two bedrooms and a family bathroom with WC, shower and wash hand pedestal.

Further benefits include gas central heating, garage, parking for numerous cars on driveway, large private laid to lawn garden and it is within walking distance to the village and mainline station.

EPC - TBC

NO ONWARD CHAIN



#### Porch

A good size porch area with space for coats and shoes

#### Cloakroom

Accessed from the hallway next to the stairs, with WC and wash hand basin.

#### Study

At the front of the property with built in storage, plenty of space for two desks.

#### Kitchen / Breakfast room

At the rear of the property a good size room, with plenty of eye and base level units, hob and double oven. There is space for an 8 seater table within the breakfast area and a large window looking into the garden.

#### Utility room

Accessed from the kitchen, with additional storage and an extra sink. Space for the washing machine and dryer. With access to the side of the property.

#### Dining room

From the entrance hall, a lovely large room, with plenty of space for an 8/10 seater table and further furniture. Dual aspect windows front and back letting in lots of light and patio doors leading to the garden.

#### Living room

A lovely large dual aspect room, front to back with patio doors to the garden. The room offers fitted shelves and cupboards and plenty of space to spread out and relax.

#### Master bedroom

This room is an extremely large room with dual aspect windows, fitted wardrobes and dressing table.

#### Jack and Jill Ensuite

A large Jack and Jill ensuite with WC, two wash hand basins, bath and storage. The bathroom is also accessed from the landing.

#### Bedroom 2

A double room at the rear of the property with fitted wardrobes and large window.

#### Ensuite to bedroom 2

A tiled bathroom, with bath and shower over, wash hand pedestal and WC.

#### Bedroom 3

A double bedroom at the rear of the property next to the master bedroom.

#### Bedroom 4

At the front of the property, a further bedroom with fitted wardrobes.

#### Family Bathroom

A tiled family bathroom with WC, wash hand pedestal and shower.

#### Garden

A large garden with a good size patio area, a shed and summer house. The garden also benefits from a wooded area and a large laid to lawn space.



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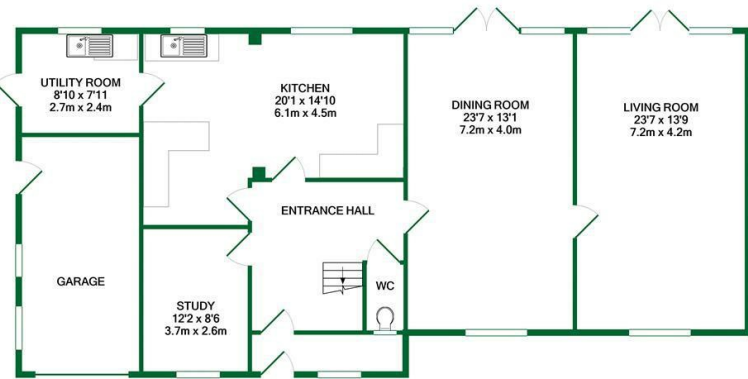
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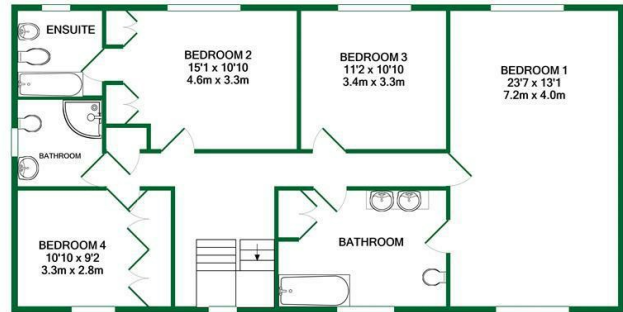
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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1387 SQ.FT.  
 (128.1 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 1053 SQ.FT.  
 (97.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2441 SQ.FT. (224.0 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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# 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.