

The Estate Agent People Recommend



12 Wagtail Close,
Twyford
RG10 9ED

£595,000



Wentworth Estate Agents have pleasure to offer to the market a FOUR BEDROOM DETACHED CORNER PLOT HOUSE in the heart of Twyford village within a sought after area.

Within 0.3 miles of Twyford mainline station serving London Paddington (Cross rail due in 2021) and Twyford village with coffee shops, shops, restaurants, Waitrose and Tesco Express.

The property is within Catchment for Polehampton Infant and Junior School, Colleton Primary School and Piggott Senior School.

The property has recently been refurbished and modernised throughout, including a new kitchen and bathroom, flooring and decoration.

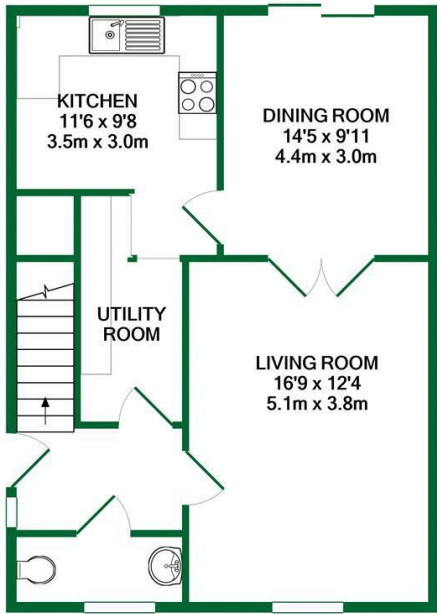
Ground floor accommodation comprises of entrance hall, cloakroom, living room with doors leading to the dining room and sliding doors to the garden. A re-furbished kitchen with plenty of eye and base level units, oven, induction hob and integrated dishwasher. A utility area within the kitchen with space for the washing machine and additional cupboards.

First floor accommodation comprises of master bedroom, a further two double bedrooms, single bedroom and newly re-furbished family bathroom with WC, wash hand basin and bath with shower over.

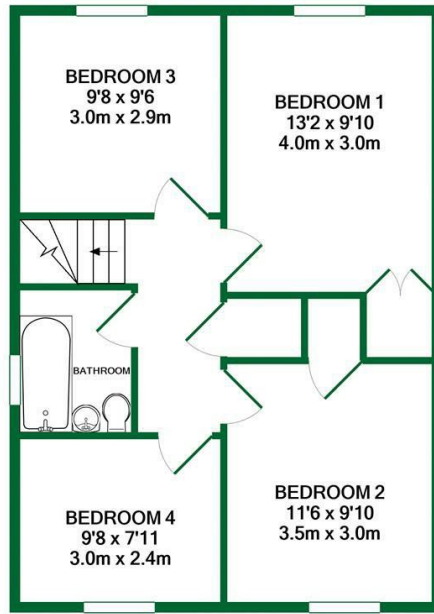
Further benefits include detached garage, parking for numerous cars on the driveway, gas central heating, large south-facing rear garden on two sides of the property, corner plot with potential for a substantial extension subject to planning permission.

NO ONWARD CHAIN

EPC - D



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1109 SQ.FT. (103.0 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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ACCOMMODATION

- FOUR BEDROOM DETACHED HOUSE
- DETACHED GARAGE
- PLENTY OF PARKING
- CORNER PLOT
- GOOD SIZE GARDEN
- CENTRAL TWYFORD, WITHIN WALKING DISTANCE TO TWYFORD STATION AND VILLAGE
- RE-FURBISHED THROUGHOUT
- 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.