

The Estate Agent People Recommend



43 Paddock Heights,  
Twyford  
RG10 0AP

Price guide £550,000



Wentworth Estate Agents have pleasure in offering to the market a THREE BEDROOM SEMI-DETACHED HOUSE WITH GARAGE AND PLENTY OF PARKING in a SOUGHT AFTER AREA OF TWYFORD.

The property is within walking distance to Twyford village, approximately 0.8 miles and Twyford mainline station serving London Paddington and Reading.

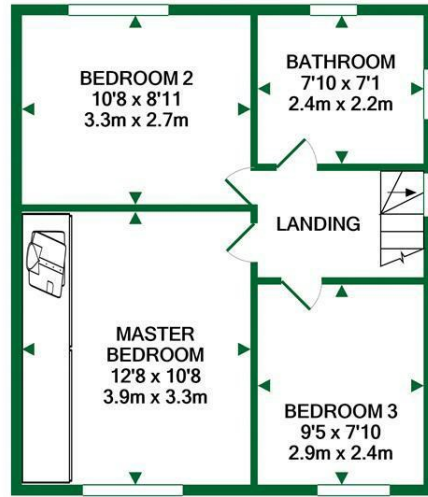
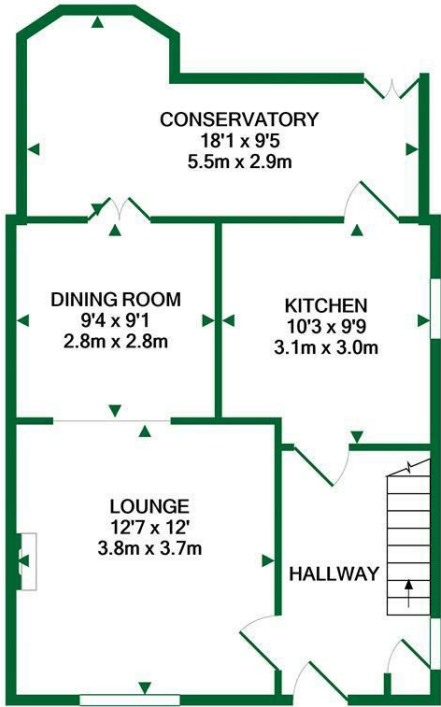
Within catchment for Colleton primary school, Polehampton Infant and Junior School and Piggott Senior School.

Ground floor accommodation comprises of entrance hall with storage cupboard, kitchen with plenty of eye and base level units, living room with fireplace and book case over the double doors, dining room with doors leading into the conservatory that covers the rear of the property and leads into the garden.

First floor accommodation comprises of master bedroom with fitted wardrobes, a further double bedroom with storage space, single bedroom and family bathroom with bath and shower over, WC and wash hand basin.

Further benefits include gas central heating, double glazed windows, garage, great size garden with patio area and laid to lawn, sheds and also an outbuilding with electrics, perfect for an office space, parking for numerous cars and opportunity to extend (subject to planning permission).

EPC - TBC



GROUND FLOOR  
APPROX. FLOOR  
AREA 547 SQ.FT.  
(50.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 402 SQ.FT.  
(37.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 949 SQ.FT. (88.2 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

- THREE BEDROOM SEMI-DETACHED
- GARAGE
- PLENTY OF PARKING
- GOOD SIZE GARDEN
- OUTBUILDING WITH ELECTRICS - OFFICE SPACE
- WITHIN WALKING DISTANCE TO TWYFORD VILLAGE AND MAINLINE STATION
- OPPORTUNITY TO EXTEND SUBJECT TO PLANNING



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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.