

The Estate Agent People Recommend



2 The Grove,
Twyford
RG10 9DT

Price guide £415,000



Wentworth Estate Agents are delighted to present a THREE BEDROOM MID TERRACE HOUSE, located in the heart of the village centre and just a short walk from local shops, coffee establishments, Waitrose, and Tesco Express. Twyford mainline train station is also a short walk away providing convenient connections to London Paddington and Reading. Additionally, Twyford is on the Elizabeth line.

Ground floor comprises of entrance hall with space for coats and shoes, a spacious living room with a large window offering plenty of light and original parquet flooring and storage cupboard under the stairs. Through to the dining area with a patio door leading to the garden. The kitchen is off the dining room with base level units and built in oven, hob, integrated slimline dishwasher, fridge/freezer and washing machine.

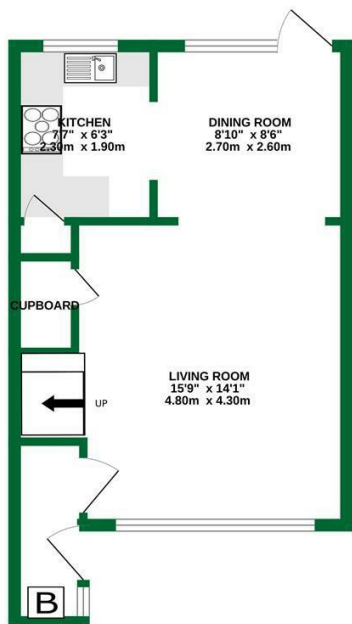
First floor comprises of two double bedrooms, a single bedroom and a three piece bathroom suite with a shower over the bath, WC and wash hand basin with storage under.

The property enjoys double glazed windows and doors, gas central heating to radiators, private rear garden with access at the rear.

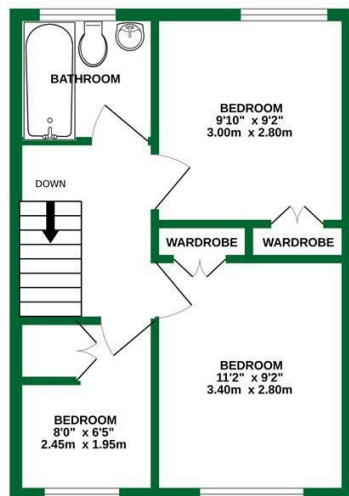
The property enjoys an outlook over a central green in a quiet area of Twyford. The property does require some up-dating.

EPC rating = E
Council Tax band = D

GROUND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.

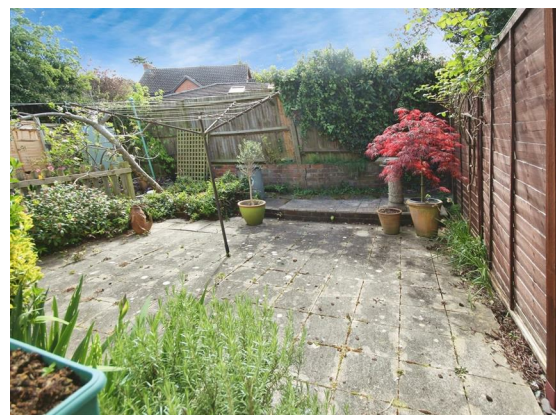


TOTAL FLOOR AREA: 710 sq.ft. (66.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

- THREE BEDROOM TERRACE HOUSE
- WITHIN THE HEART OF THE VILLAGE CENTRE
- WALKING DISTANCE TO TWYFORD MAINLINE STATION
- GOOD SIZED LIVING ROOM
- THREE PIECE BATHROOM SUITE
- DOUBLE GLAZED & GAS CENTRAL HEATING
- SMALL LOW MAINTENANCE REAR GARDEN
- NO ONWARD CHAIN



The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB
t: 0118 934 0027 e: twyford@wentworthea.com

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.

