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12 Lincoln Gardens,  
Twyford, Reading, RG10 9HU  
**Price guide £1,250,000**

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# Lincoln Gardens, Twyford

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Wentworth Estate Agents have pleasure in offering to the market a STUNNING DETACHED FOUR BEDROOM HOUSE within a sought after area in CENTRAL TWYFORD. The house has been up-dated to a high standard by the current owners, a perfect family home, offering great living space throughout.

The property is walking distance to all local shops, restaurants, Waitrose and Tesco Express. Within walking distance of Twyford mainline train station, serving Reading and London Paddington with the additional benefit of the Elizabeth Line. There is also good access to main roads, A4/M4/M40.

Within catchment for Polehampton Infant and Junior School, Colleton Primary School, Charvil Piggott Primary School and Piggott Secondary School.

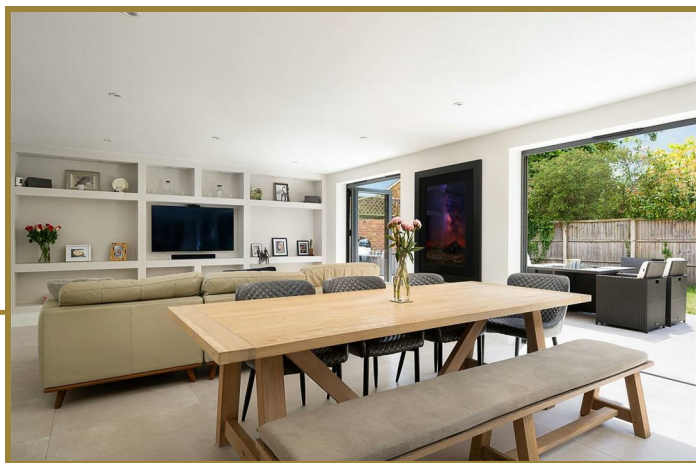
Ground floor accommodation comprises of entrance hall, cloakroom, living room through to the study, 36ft kitchen / living / dining room with bi fold doors into the garden, utility room, playroom/gym and access to the garage.

First floor accommodation comprises of master bedroom with fitted wardrobes and ensuite with bath and shower over, WC and wash hand basin, a double bedroom with fitted wardrobes and a further double bedroom at the rear and a single bedroom. Family bathroom with walk in shower, WC and wash hand basin.

Further benefits include gas central heating, garden laid to lawn with large patio area, garage, plenty of parking at the front, double glazed windows, house alarm system, up-dated and re-furbished throughout, NO ONWARD CHAIN.

EPC - C

Council Tax Band - G



#### Entrance Hall

A lovely light entrance hall with plenty of space, wooden flooring and access to reception rooms and kitchen / dining / living room.

#### Living room

A 20ft living room with dual aspect and a lovely bay window, carpeted, tall radiator and plenty of space to relax.

#### Study

Located off the living room, a great extension to the house with plenty of light, velux windows a great office space for two desks.

#### Cloakroom

Located off the hallway, tiled with WC and wash hand basin.

#### Kitchen / Dining / Living room

This spectacular room is the hub of the house, a great entertaining space and offers so much for a family. The kitchen has tiled floor, a large island with space for five stools, a Belfast sink, integrated Miele dishwasher, wine fridge, two Miele integrated fridge/freezers, two Miele ovens, microwave, warming drawer, hob, washing machine, tumble dryer plenty of eye and base level units. The room benefits from under floor heating, down lighting and space for a 8 seater table and an area to relax with a sofa and chairs and bi fold doors leading into the garden and large patio area.

#### Playroom/gym

Located at the front of the house, but accessed from the kitchen, a great room for a playroom or gym with wooden flooring and access to the side of the house.

#### Utility room

Accessed from the kitchen with velux window, further storage and hanging rail, a perfect laundry room.

#### Master bedroom

A lovely master bedroom with floor to ceiling fitted wardrobes, carpeted and plenty of space for a double bed and dressing table.

#### Ensuite

A fully tiled ensuite bathroom with bath and power rain shower over, floating wash hand basin with storage and WC. Also benefits with mirrored storage cupboard, down lighting, under floor heating and electric towel rail.

#### Bedroom 2

A further double bedroom at the front, carpeted with plenty of space and floor to ceiling fitted wardrobes.

#### Bedroom 3

A further double bedroom at the rear, carpeted with space to add fitted wardrobes.

#### Bedroom 4

A further room at the rear, carpeted and plenty of space, offering a view of the garden.

#### Family Bathroom

A fully tiled stunning family bathroom with large walk in power rain shower, floating wash hand basin with storage under, WC, two mirrored cabinets. Also benefits with under floor heating and a electric towel rail.

#### Garden

A landscaped garden at the rear, laid to lawn with a large patio area, a perfect extension to the ground floor living space.



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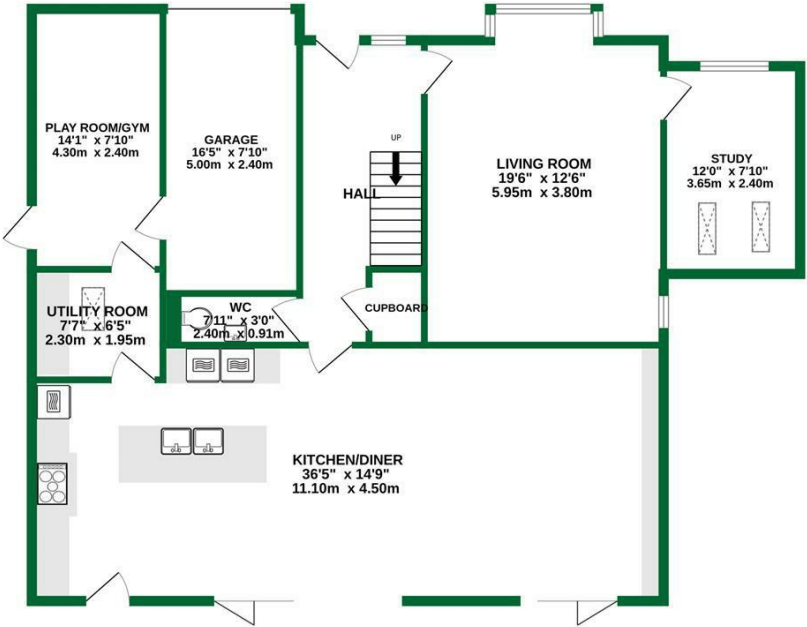
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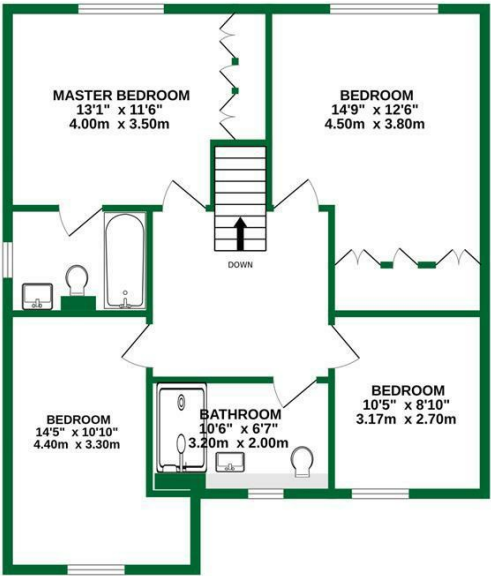
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GROUND FLOOR  
1309 sq.ft. (121.7 sq.m.) approx.



1ST FLOOR  
813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 2123 sq.ft. (197.2 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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# 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.