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197 Broad Hinton,  
Twyford, Reading, RG10 0XA  
**£795,000**

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# Broad Hinton, Twyford

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Wentworth Estate Agents are delighted to offer this beautifully presented FOUR BEDROOM DETACHED HOUSE with INTEGRAL GARAGE within phase three of the ever popular Waltham Chase development. The property sits next to green space and offers countryside walks close by to Hurst area.

The property is a short walk to Twyford village centre, with local shops, restaurants, coffee shops, Tesco Express and Waitrose. Twyford mainline Station is also within walking distance serving London Paddington and Reading.

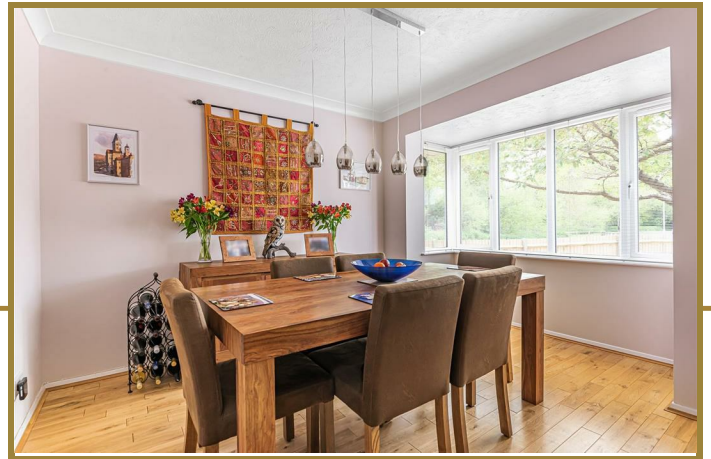
Within catchment for Colleton Primary School, Polehampton Primary, Charvil Piggot Primary and Piggot Secondary School.

Ground floor accommodation comprises of entrance hall, cloakroom, 15ft living room, conservatory with access to the garden, kitchen with plenty of eye and base level units and separate dining room.

First floor accommodation comprises of master bedroom with fitted wardrobes and ensuite, three further bedrooms and family bathroom.

Further benefits include plenty of parking at the front of the property with blocked paved driveway and gravel, integral single garage, enclosed private rear garden, gas central heating, UPVC double glazed windows, with access to the green.

EPC - D



### Cloakroom

Located under the stairs with WC and wash hand basin.

### Living Room

Good size 15ft living room with wooden flooring, fire place with access to the conservatory.

### Conservatory

Accessed from the living room, a lovely room overlooking the enclosed garden.

### Dining room

At the front of the property with wooden flooring, benefitting with a lovely bay window, creating a good space for an 8 seater table.

### Kitchen

A re-furbished kitchen with plenty of eye and base level units, breakfast bar area with space for two stools, double oven, warming drawer, induction hob, integrated fridge/freezer, integrated dishwasher, wine fridge and under the sink water softener. In addition door to the side and garden.

### Master bedroom and ensuite

A large 15ft master bedroom at the front of the house with fitted wardrobes and ensuite with under floor heating, shower, wash hand basin with storage under and WC.

### Bedroom 2

At the rear of the property a good size double bedroom.

### Bedroom 3

At the rear of the property, a further double bedroom with fitted wardrobe.

### Bedroom 4

At the rear of the property a good size bedroom.

### Family Bathroom

Family bathroom with bath and shower over, wash hand basin with storage under and WC.

### Garden

Enclosed private rear garden, with a centre area laid to lawn, and stone pathway around the outside and block paved with some lovely trees in the



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

wentworthea.com

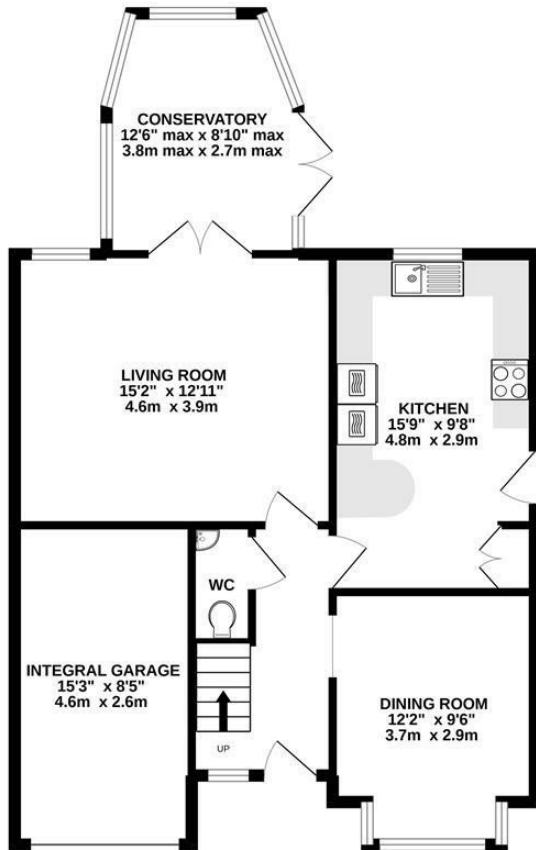


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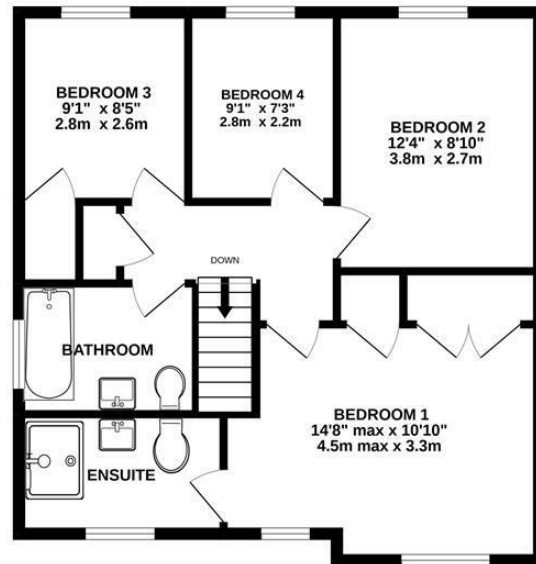


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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1173sq.ft. (109.0 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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# 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.