

The Estate Agent People Recommend



25 Poundfield Way,  
Twyford  
RG10 0XR

Price guide £675,000



NO ONWARD CHAIN. Wentworth Estate Agents are pleased to offer this FOUR BEDROOM DETACHED family home recently redecorated throughout with a INTEGRAL GARAGE IN A QUIET cul de sac with lots of open space and walks a short walk away.

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, Reading and is on the Elizabeth line.

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

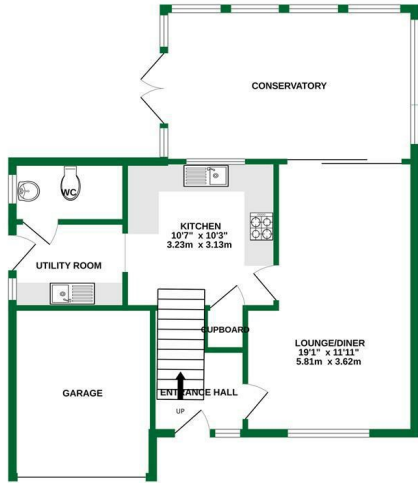
Ground floor accommodation comprises of a entrance hall, living room / dining room with doors leading into the conservatory, kitchen with plenty of eye and base level units, oven, hob and large larder cupboard. Through to the cloakroom and utility with access to the side of the house.

First floor accommodation comprises of master bedroom with fitted wardrobes and ensuite bathroom, three further good sized bedrooms and family bathroom with bath, wash hand basin and WC.

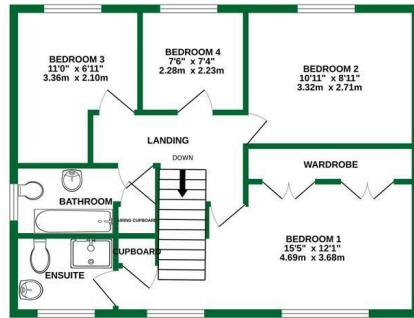
Further benefits include private rear garden laid to lawn, parking for two cars on the driveway, integral garage, scope to up-date and extend. (STPP). NO ONWARD CHAIN

EPC - D  
Council Tax Band - E

GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 1360 sq.ft. (126.4 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

- FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- REAR GARDEN
- GARAGE
- PARKING FOR TWO CARS ON DRIVEWAY
- WITHIN A QUIET CUL DE SAC
- WALKING DISTANCE TO TWYFORD CENTRE AND MAINLINE STATION
- RE-DECORATED THROUGHOUT
- EPC - D
- 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.