

The Estate Agent People Recommend



40 Paddock Heights,
Twyford
RG10 0AR

Offers in excess of £500,000



Located in the charming area of Paddock Heights, Twyford, this beautifully presented semi-detached bungalow offers a perfect blend of comfort and convenience. Built around 1959, the property boasts a timeless appeal, making it an ideal choice for those seeking a home with character.

The bungalow features two well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is inviting and leads into the conservatory, it serves as a wonderful area for entertaining guests or enjoying quiet evenings at home. The property also includes a well-appointed bathroom, ensuring all your essential needs are met.

One of the standout features of this home is the delightful rear garden, which offers a serene outdoor space for gardening enthusiasts or those who simply wish to unwind in nature. The garden is perfect for hosting summer barbecues or enjoying a peaceful morning coffee.

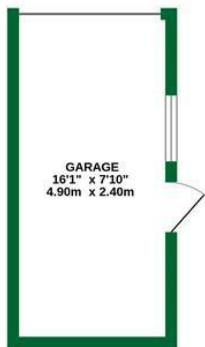
Parking is a breeze with space for up to three vehicles, complemented by a detached garage that adds further convenience. The location is particularly sought after, as it is within walking distance to the local station, making commuting to Reading, London and beyond effortless.

In summary, this semi-detached bungalow in Paddock Heights is a rare find, combining a desirable location with practical living spaces and a lovely garden. It is an excellent opportunity for anyone looking to settle in a welcoming community. **NO ONWARD CHAIN.**

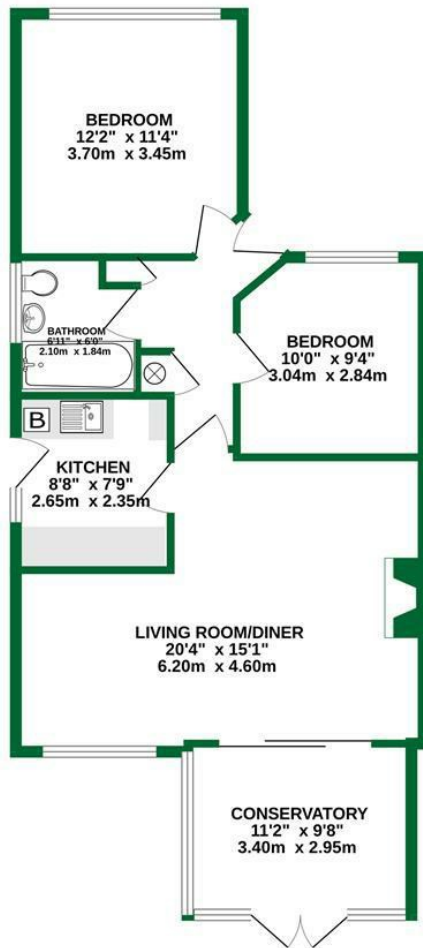
EPC rating D
Council tax band D
FREEHOLD

OUTBUILDING
129 sq ft. (12.0 sq.m.) approx.

GROUND FLOOR
725 sq ft. (67.3 sq.m.) approx.



GARAGE
16'1" x 7'10"
4.90m x 2.40m



BEDROOM
12'2" x 11'4"
3.70m x 3.45m

BATHROOM
6'3" x 6'0"
2.10m x 1.84m

BEDROOM
10'0" x 9'4"
3.04m x 2.84m

KITCHEN
8'8" x 7'9"
2.65m x 2.35m

LIVING ROOM/DINER
20'4" x 15'1"
6.20m x 4.60m

CONSERVATORY
11'2" x 9'8"
3.40m x 2.95m

TOTAL FLOOR AREA : 854 sq.ft. (79.3 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

- BEAUTIFULLY PRESENTED
- SEMI DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- 2 BEDROOMS
- LARGE LIVING ROOM PLUS CONSERVATORY
- DETACHED GARAGE AND PARKING
- GAS CENTRAL HEATING
- DELIGHTFUL REAR GARDEN
- 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.



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