



Fitzroy House Broadmoor Road,
Waltham St. Lawrence, Reading, RG10 0HY
Offers in excess of £900,000



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Broadmoor Road, Waltham St. Lawrence

Situated in the charming village of Waltham St. Lawrence, this superb semi-detached house offers an exceptional living experience, with four generously sized bedrooms, this property is perfect for families seeking both space and comfort.

The village is one of Berkshire's prettiest, with beautiful country walks and stunning views.

The property is a short walk to the village church and the renowned Bell public house which is owned by the village charity. Waltham St Lawrence primary school is the local school and is very popular with a current ofsted rating of outstanding.

The property is positioned between Maidenhead and Twyford, giving easy access to Twyford village and the mainline station which is only a few miles away serving Reading and London Paddington and access to the Elizabeth Line.

The home boasts three well-appointed reception rooms, allowing for versatile living arrangements whether you prefer a formal dining area, a cosy lounge, or a playroom for the children. The layout is designed to accommodate modern family life, ensuring that everyone has their own space to relax and unwind. The stunning master suite is a particular highlight, providing a tranquil retreat at the end of the day and country views.

Outside, the property features ample parking, gated driveway, a large rear garden that backs onto picturesque fields, creating a serene backdrop for outdoor activities and gatherings. This expansive garden is perfect for children to play in or for hosting summer barbecues with friends and family.

With its spacious accommodation and desirable setting, this property is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make this lovely house your new home.

EPC - E
Council Tax - E
Freehold



Living room

A lovely cozy space for relaxing in the evening, with an open fireplace to enjoy a fire in the cold evenings. Access from the hallway with a large window at the front and sliding doors through to the study.

Study

A good size room, perfect for a study and reading room, with a large book case around the door as a key feature.

Conservatory

A large room at the rear of the property with plenty of natural light and double doors to the garden. The room is used as a dining room, with plenty of space for an eight seater table.

Kitchen

A fabulous space with plenty of eye and base level units, integrated dishwasher, rangemaster, butler enamel sink and a space for two bar stools. The space also enjoys a snug area to relax within the kitchen space.

Cloakroom

Located under the stairs, with a WC and wash hand basin

Utility

At the front of the property, located off from the kitchen with space for washing machine and dryer and further storage.

Master bedroom and ensuite

On the second floor, a stunning exquisite bedroom, with plenty of natural light and a stunning view of countryside. Fitted wardrobes and a dressing table area with velux windows. Half tiled ensuite, with walk in shower, wash hand basin, towel rail and WC.

Bedroom 2

On the first floor, at the rear of the property, a double bedroom with fitted wardrobes and a lovely view of the countryside.

Bedroom 3

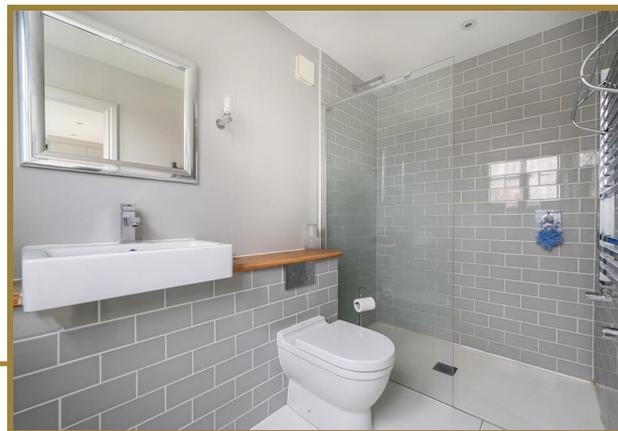
At the front of the property, a great size double bedroom.

Bedroom 4

At the front of the property, a great size single bedroom but currently used as a study.

Family Bathroom

A good size bathroom with bath, wash hand basin and WC with a storage cupboard.



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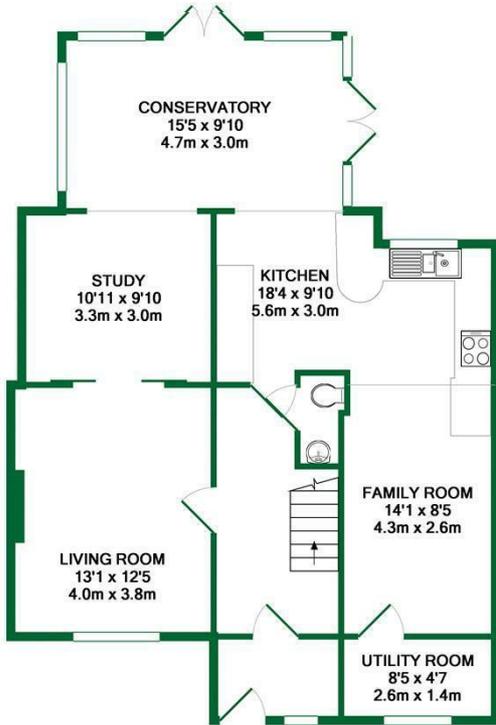
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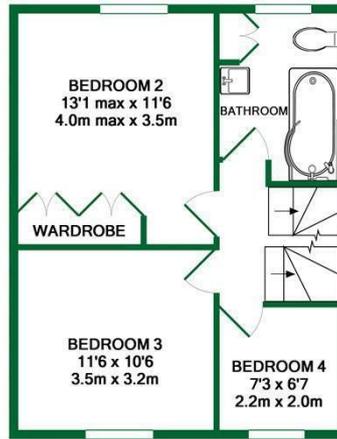
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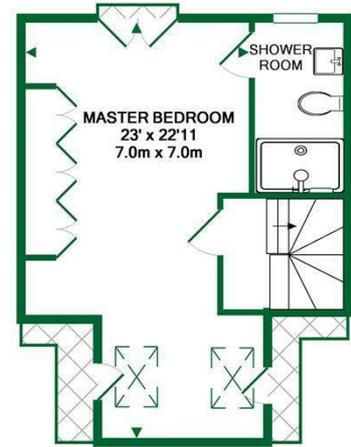
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1550 SQ.FT. (144.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.