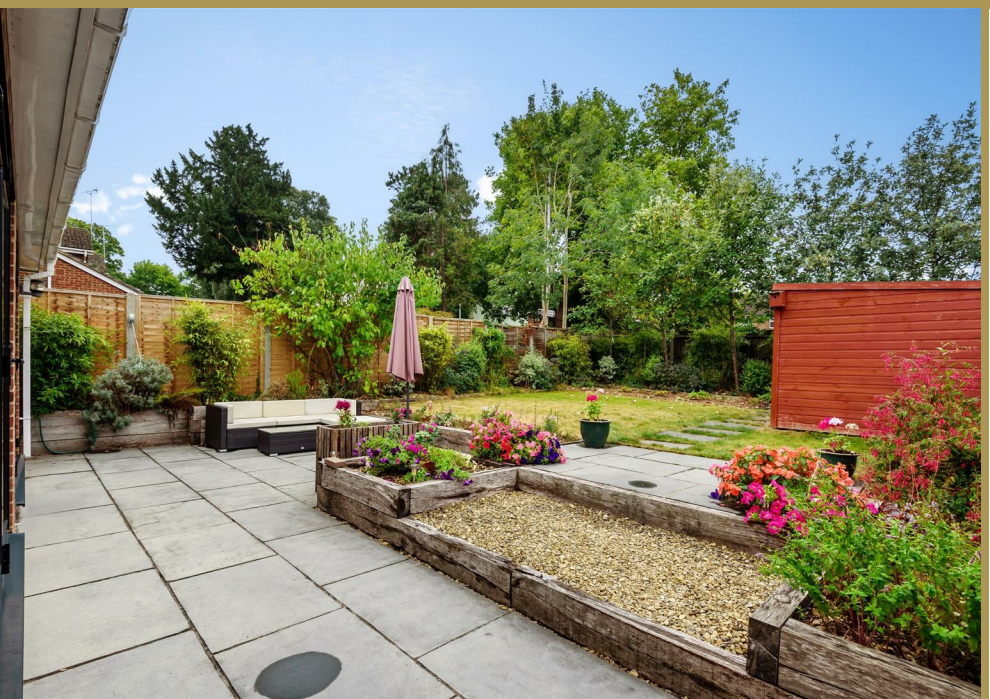
The Estate Agent People Recommend

WentWorth Estate Agents

5 Wagtail Close, Twyford RG10 9ED

Price guide £750,000



Wentworth Estate Agents have pleasure to offer to the market a FOUR BEDROOM DETACHED HOUSE with INTEGRAL GARAGE in the heart of Twyford village within a sought after area.

Within 0.3 miles of Twyford mainline station serving Reading and London Paddington, with the addition of the Elizabeth Line. Twyford village is a short walk away with coffee shops, shops, restaurants, Waitrose and Tesco Express.

The property is within Catchment for Polehampton Infant and Junior School, Colleton Primary School and Piggott Senior School.

Ground floor accommodation comprises of entrance hall, cloakroom, study, utility room with access to the garage and the side of the house and a large extended kitchen / dining / family room with bi fold doors and a velux window and under floor heating, bringing in lots of light and creating a fantastic living space.

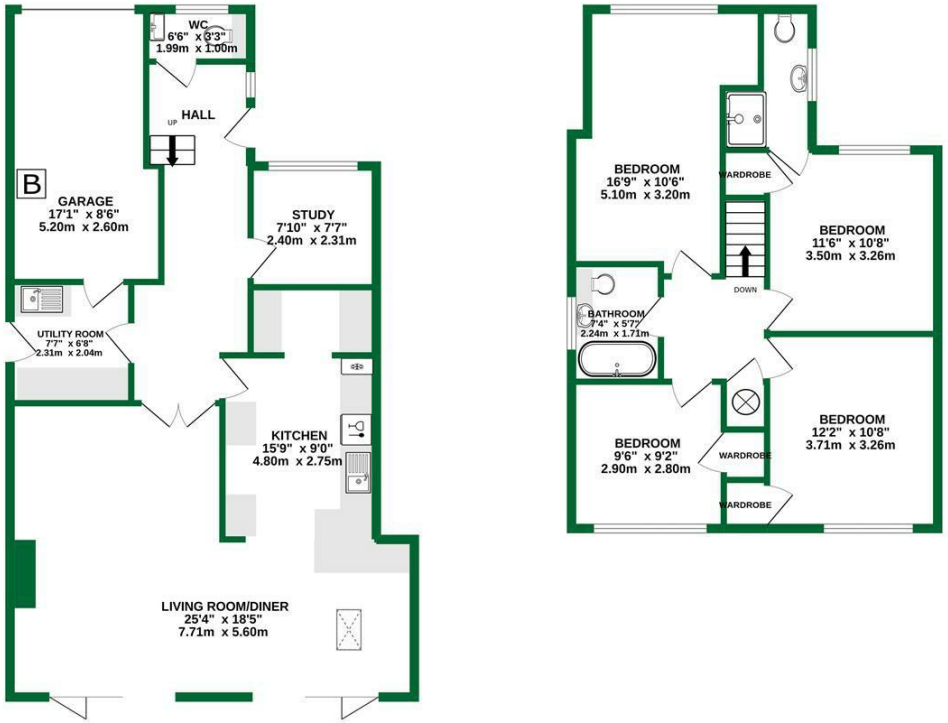
First floor accommodation comprises of master bedroom with fitted wardrobe and ensuite with shower, WC and wash hand basin, a further three double bedrooms, and family bathroom with bath and shower over, WC and wash hand basin.

Further benefits include parking for numerous cars, a generous size plot, within a cul de sac, walking distance to the village and train station, UPVC double glazed windows, gas central heating, integral garage, private laid to lawn garden and shed.

EPC - C

GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.

1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1594 sq.ft. (148.1 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
- SOUGHT AFTER LOCATION
- CLOSE TO VILLAGE CENTRE AND MAINLINE STATION
- TWO RECEPTION ROOMS
- PLENTY OF PARKING
- INTEGRAL GARAGE
- LAID TO LAWN GARDEN
- FREEHOLD
- EPC - C
- COUNCIL TAX BAND - E

WentWorth Estate Agents
wentworthea.com

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

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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.