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1 Old Mill Court,  
Twyford, Berkshire, RG10 9AF  
**Price guide £759,950**

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# Old Mill Court, Twyford

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Welcome to this charming semi-detached house located in the picturesque village of Twyford, Berkshire. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With five spacious bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The two bathrooms in this house provide convenience and comfort for busy mornings or unwinding after a long day. Parking is always a breeze with space for 2 vehicles and an electric car charging point, ensuring you never have to worry about finding a spot after a long day at work. The property benefits with a wrap around garden, a great size with plenty of space for entertaining.

Situated in the heart of Twyford, this property offers the perfect blend of suburban tranquillity and easy access to urban amenities. A vibrant village with a strong sense of community, offering a range of local shops, cafes and restaurants for you to explore and all within walking distance of the home. With the additional benefit of being walking distance to a mainline train station serving Reading and London Paddington along with the Elizabeth Line.

Don't miss out on the opportunity to make this house your home. Whether you're looking to settle down with your family or simply seeking a peaceful retreat away from the hustle and bustle of city life, this property has something for everyone.

Book a viewing today and start envisioning the life you could create in this lovely home in the centre of Twyford.  
EPC rating C



### Family room

At the front of the property, a lovely size room with large window and plenty of space as a playroom or study or another living room.

### Cloakroom

Located off the entrance hall with WC and wash hand basin

### Living / dining room

A fabulous dual aspect 23ft room with a bay window which is perfect for the seating area. Feature fireplace and double doors into the garden. A great entertaining space for the family.

### Kitchen

A well equipped kitchen with integrated appliances, fridge/freezer, oven, microwave, dishwasher and hob. Sink under the window with a view of the garden.

### Bedroom 1 and ensuite

At the rear of the house with plenty of space and a three piece fully tiled ensuite bathroom with bath and shower over, WC and wash hand basin.

### Bedroom 2

At the front of the property, a good size bedroom

### Bedroom 3

At the front of the house, a good size bedroom with fitted wardrobe.

### Family Bathroom

Fully tiled three piece suite with bath and shower over, WC and wash hand basin

### Bedroom 4

A good size single bedroom or can be used as a study.

### Bedroom 5

On the second floor, a lovely dual aspect room which is currently used as an additional living room, but can be a large bedroom. This room benefits from plenty of light and a lovely view.

### Study / Bedroom

On the second floor with plenty of space as a study or bedroom and also an opportunity to create as a bathroom. Natural light from the velux window.



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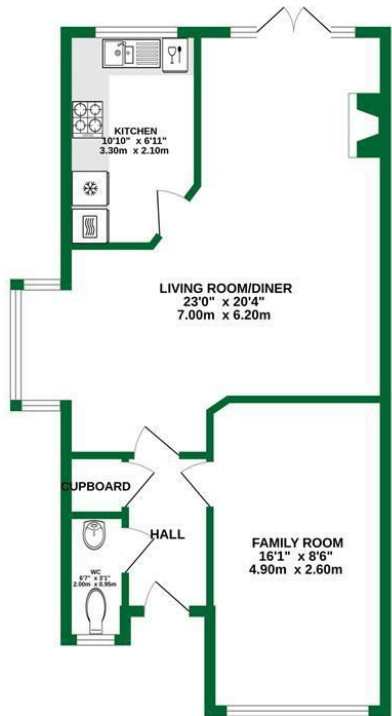
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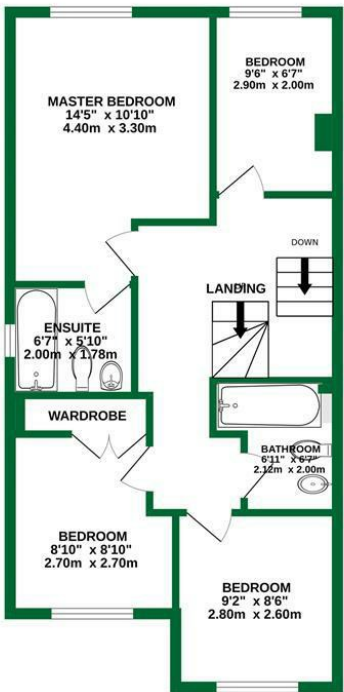
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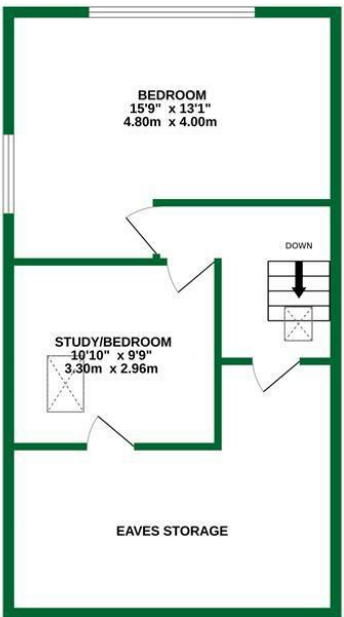
GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



2ND FLOOR  
546 sq.ft. (50.8 sq.m.) approx.



SQUARE FOOTAGE SHOWN DOES NOT INCLUDE EAVES STORAGE

TOTAL FLOOR AREA: 1521sq.ft. (141.3 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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# 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.