

The Estate Agent People Recommend

# WentWorth

Estate Agents

19 Station Road,  
Reading  
RG10 9NS

Price guide £579,950



WentWorth Estate Agents offers to the market this attractive THREE BEDROOM VICTORIAN PROPERTY situated within the heart of the village centre and a short walk from the village shops, coffee shops, Waitrose, Tesco and Twyford mainline train station serving London Paddington and Reading. The Elizabeth line is also linked to Twyford station.

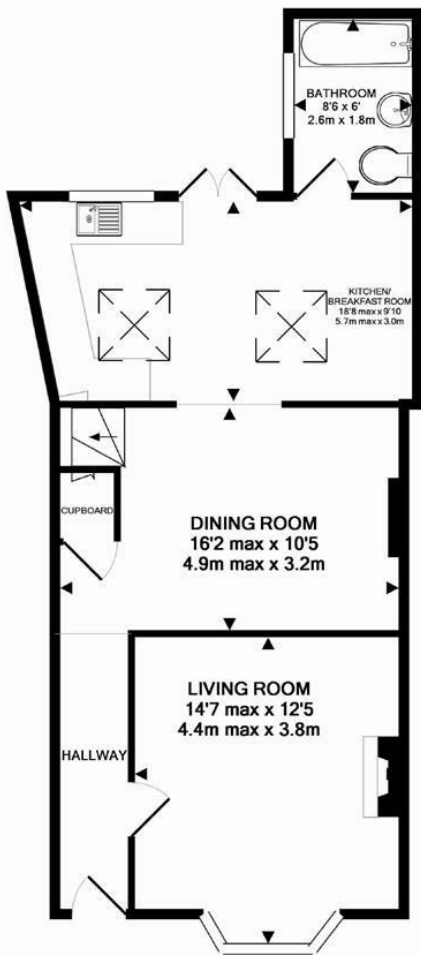
Ground floor accommodation comprises of entrance hall with wooden flooring, living room with a bay window, wooden flooring and log burner. Through to the dining room, with feature fireplace and storage under the stairs and access to the first floor. The kitchen is at the back of the property with plenty of eye and base level units, oven, hob, dishwasher and space for a fridge/freezer. With access to the garden and through to the fully tiled bathroom with bath and shower over, wash hand basin and WC.

First Floor accommodation comprises of two double bedrooms, a further single bedroom and access to a fully boarded loft with Velux window.

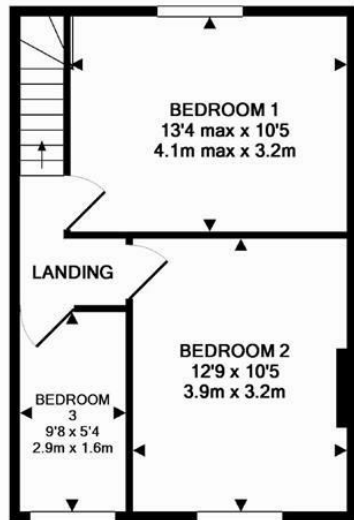
Further benefits include wooden flooring on the ground floor, refurbished bathroom, gas central heating, private rear garden and opportunity to extend in the loft (STPP).

EPC - D

NO ONWARD CHAIN



GROUND FLOOR  
APPROX. FLOOR  
AREA 610 SQ.FT.  
(56.7 SQ.M.)



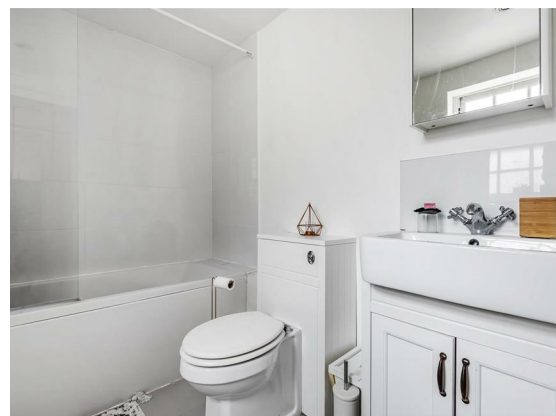
1ST FLOOR  
APPROX. FLOOR  
AREA 364 SQ.FT.  
(33.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 974 SQ.FT. (90.5 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  
Made with Metropix ©2014

## ACCOMMODATION

- Victorian Terrace
- Three Bedrooms
- Many Period Features
- Two reception rooms
- Enclosed rear garden
- Walking distance to Twyford village
- Walking distance to the mainline station
- Opportunity to extend in the loft STPP
- Freehold
- Council Tax Band - D



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



wentworth\_ea



wentworthestateagents

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.