



63 Wargrave Road,
Berkshire, RG10 9PD
Price guide £1,200,000



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Wargrave Road Twyford

Nestled on the much sought after Wargrave Road in Twyford, Reading, this detached house built in 1904 offers a perfect blend of comfort and space, a great opportunity to modernise throughout and potential to extend STPP.

With three well-proportioned bedrooms, this property is ideal for families. The house boasts four inviting reception rooms, providing ample space for relaxation, entertaining, or family gatherings. The layout of the home is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout, with plenty of natural light.

One of the standout features of this property is the generous parking on the driveway, accommodating up to four vehicles and a detached garage. In addition the stunning garden, with shrubbery, plants and mature trees. These features add value and convenience living in such a desirable location.

Situated in the picturesque village of Twyford, residents will enjoy a peaceful environment while still being within easy reach of local amenities, schools, and walking distance to Twyford mainline railway station serving Reading and London Paddington, with the addition of the Elizabeth Line. This property presents an excellent opportunity for those looking to settle in a vibrant community with a blend of rural charm and modern conveniences.

In summary, this detached house on Wargrave Road is a wonderful family home that offers huge potential and a stunning garden in a prime location.

Do not miss the chance to make this lovely property your own.



Living room

At the front of the property, with a lovely bay window and plenty of natural light. A beautiful open fireplace to enjoy the colder evenings. The room has amazing high ceilings and oozes character.

Sitting room

A great size 14ft room with dual aspect windows and a door leading into the conservatory.

Dining room

Accessed via the hallway, next to the kitchen, a perfect space for a six seater table and large storage cupboard.

Kitchen

At the rear of the property, with dual aspect windows and a side door to the garden. A large pantry cupboard and plenty of high and low level cupboards.

Conservatory

Accessed through the sitting room with plenty of natural light and door to access the garden.

Bedroom 1

At the rear of the property, a lovely 14ft room with dual aspect windows.

Bedroom 2

At the front of the property with double doors to access a balcony.

Bedroom 3

At the rear of the property with double doors to a roof balcony.

Family Bathroom

Half tiled bathroom with bath, wash hand basin and WC.



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

wentworthea.com



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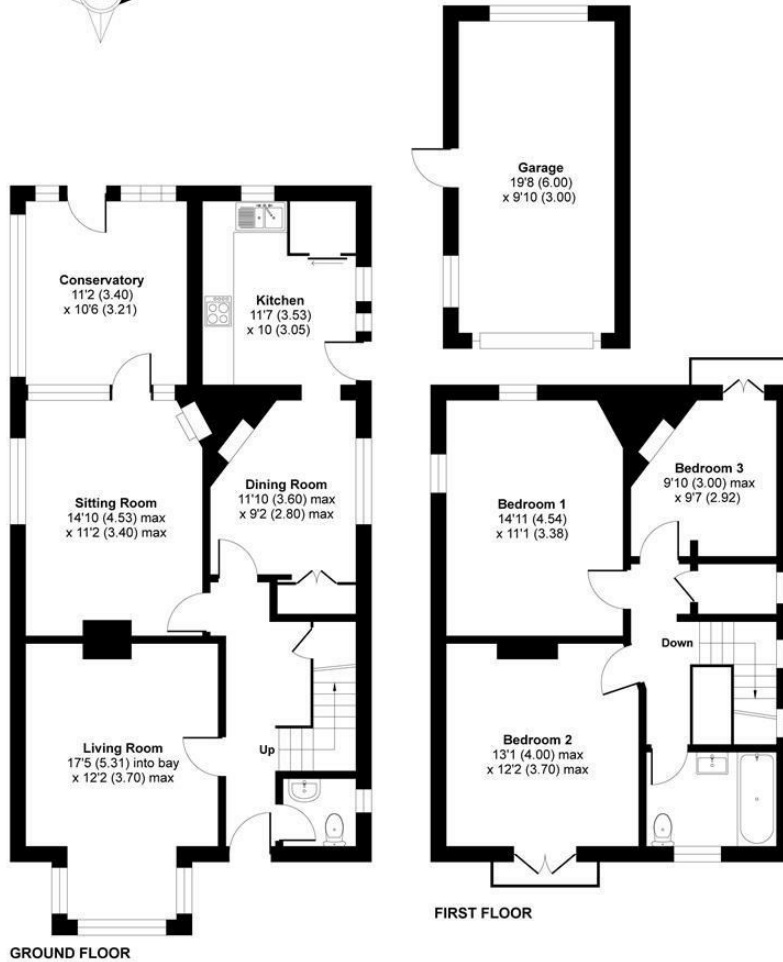
Wargrave Road, Twyford, Reading, RG10

Approximate Area = 1466 sq ft / 136.1 sq m

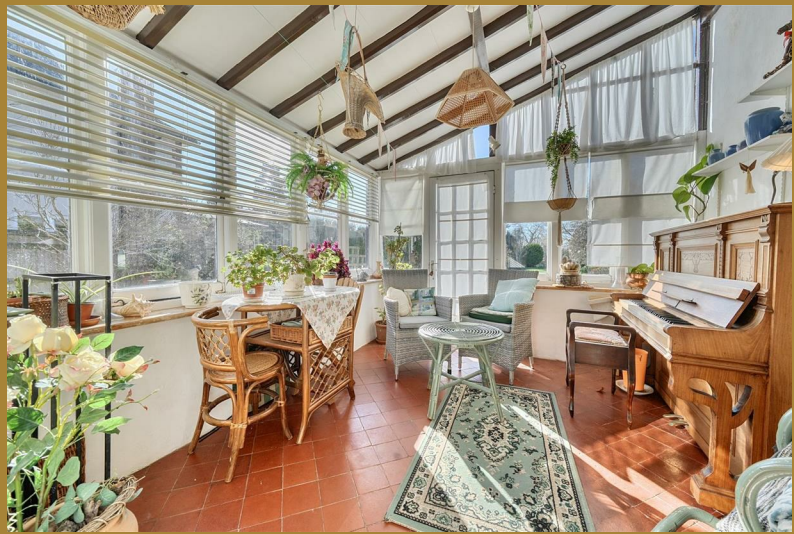
Garage = 194 sq ft / 18 sq m

Total = 1660 sq ft / 154.1 sq m

For identification only - Not to scale



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.