The Estate Agent People Recommend

WentWorth Estate Agents

36 Coleridge Close, Twyford RG10 0XL

Price guide £375,000

Wentworth Estate Agents have pleasure in offering to the market a TWO BEDROOM TERRACED HOUSE within the Waltham Chase development, a quiet location, offering lovely surroundings of walks and a park area nearby.

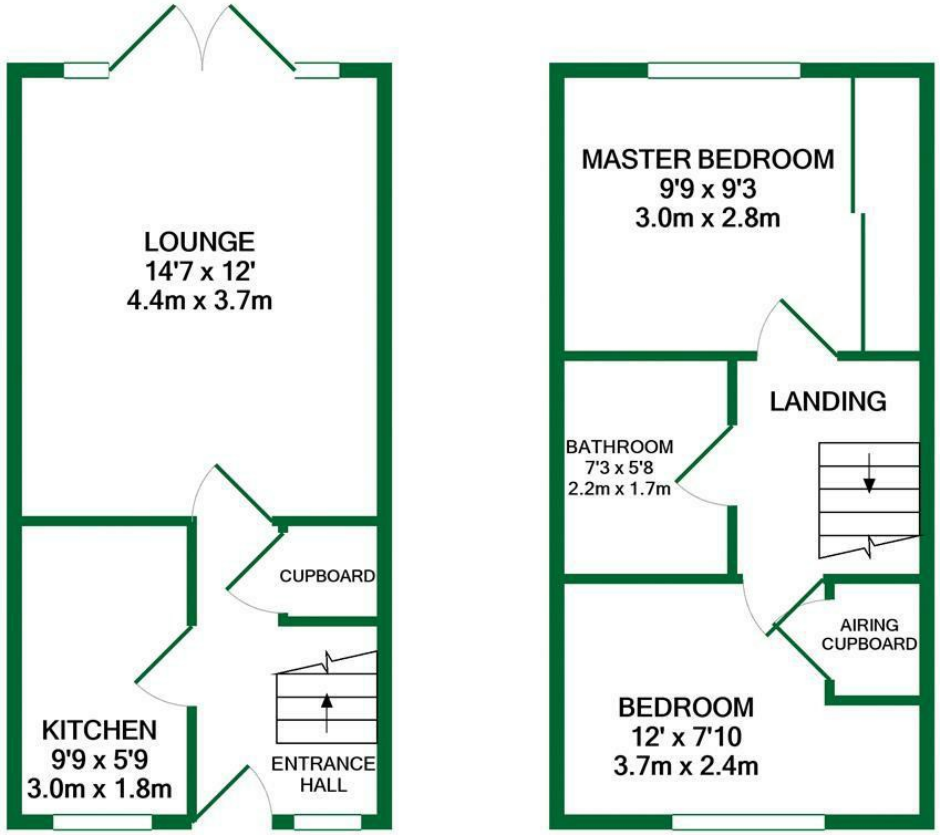
Within walking distance to Twyford village and mainline train station, serving London Paddington and Reading. Twyford village offers shops, coffee shops, pharmacy, restaurants, pubs and Tesco Express and Waitrose.

Ground floor accommodation comprises of entrance hall, kitchen with plenty of eye and base level units, space for fridge/freezer, oven, induction hob, extractor fan and space for a washing machine. Living/dining room at the rear of the property with double doors into the garden, offering plenty of light.

First floor accommodation comprises of master bedroom with fitted wardrobes, a further double bedroom with storage cupboard and family bathroom with bath and shower over, WC and wash hand basin.

Further benefits include allocated parking space for two cars, enclosed rear garden with patio area and laid to lawn with access at the rear and shed in the garden.
Within walking distance to Colleton primary school, Nursery and Children's centre.

The property is perfect for a first time buyer or investor.



GROUND FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 583 SQ.FT. (54.2 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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ACCOMMODATION

- TWO DOUBLE BEDROOM TERRACED
- WALKING DISTANCE TO TWYFORD VILLAGE
- WALKING DISTANCE TO TWYFORD MAINLINE TRAIN STATION
- NEARBY TO A PARK AREA
- GOOD SIZE LIVING / DINING ROOM
- PLENTY OF STORAGE
- ALLOCATED PARKING SPACE
- ENCLOSED REAR GARDEN

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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.