WentWorth
Estate Agents

Stanion Longfield Road,
Twyford, Reading, RG10 9AT

£675,000

Longfield Road, Twyford

Wentworth Estate Agents have pleasure in offering to the market a very individual unique TWO BEDROOM DETACHED property in a sought after area of North Twyford.
The accommodation is the size of a 3 to 4 bedroom detached property, and offers a fabulous opportunity to extend. (Subject to planning permission)

The property is in a quiet Non Estate location and within walking distance to Twyford village and mainline railway station serving London Paddington and Reading.
Also within catchment for Polehampton Infant and Junior School, Charvil Piggot, Colleton Primary School and Piggott Senior School.

Ground floor accommodation comprises of large Entrance Hall, Living Room, Dining Room, Family Bathroom, Kitchen and Utility Room.

First Floor accommodation comprises of Master Bedroom, a further double bedroom and a Dressing Room or Study.

Further Benefits include electric gate to driveway, ample parking, detached garage, gas central heating, 72 feet deep private laid to lawn garden.

EPC - E

Entrance Hall
Large 11 ft entrance hall with storage under the stairs.

Living Room
A lovely large room with oak parquet flooring and a stunning brick open fireplace in the centre of the room.

Dining Room
A lovely large room, with a gas fireplace, high ceilings and parquet flooring.

Kitchen
Located in the centre of the property with a view of the garden, integrated under counter fridge, dishwasher, plenty of eye and base level units and a breakfast bar.

Family Bathroom
A five piece suite, large shower, glass round sink, bidet, high level cistern and an enclosed inset jacuzzi bath.

Utility Room
Accessed from the kitchen, space for washing machine and gives access to the garden.

Master Bedroom
A lovely 19 ft Master Bedroom with plenty of space for chest of drawers, wardrobe and dressing table.

Bedroom 2
A lovely large 19 ft second bedroom with space for chest of drawers and wardrobes.

Dressing Room / Study
A small room in between the master bedroom and bedroom 2, looking into the garden and can be used as a Cot room, study, dressing room.

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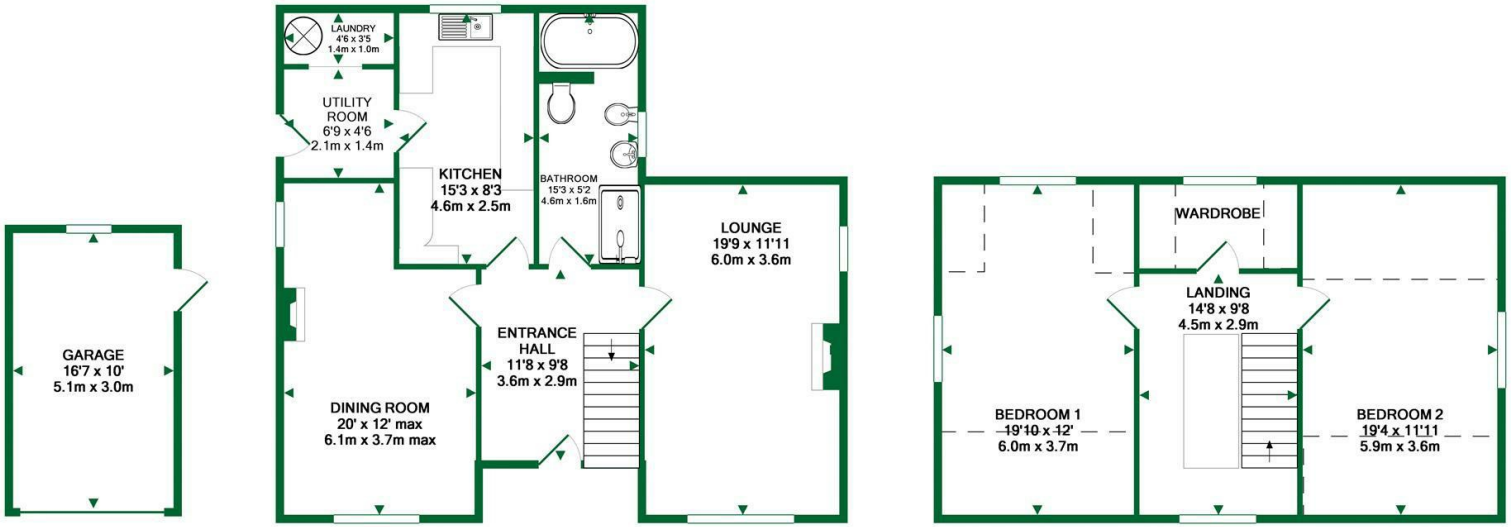

GROUND FLOOR
APPROX. FLOOR
AREA 1016 SQ.FT.
(94.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 640 SQ.FT.
(59.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1655 SQ.FT. (153.8 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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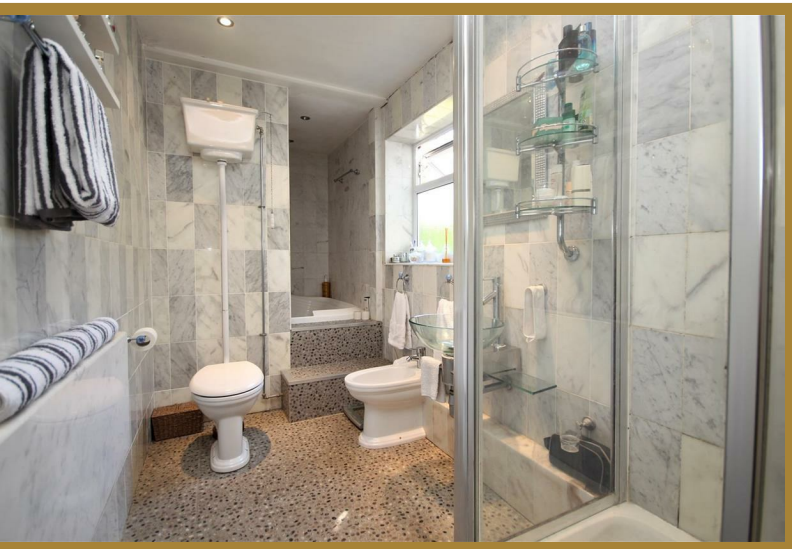
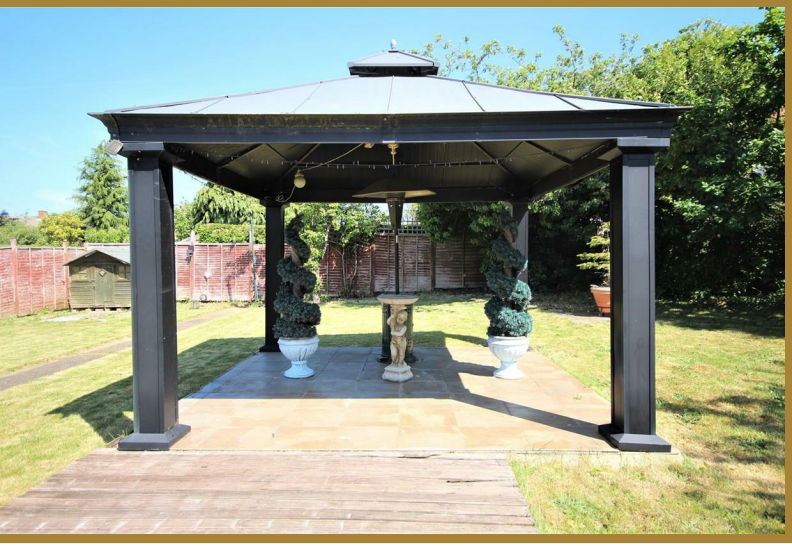
The Estate Agent People Recommend





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.