

The Estate Agent People Recommend

# WentWorth

Estate Agents

31 Ruscombe Road,  
Twyford  
RG10 9JL

Price guide £489,950



Nestled in the charming area of Twyford, Reading, this delightful mid-terrace house on Ruscombe Road offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere.

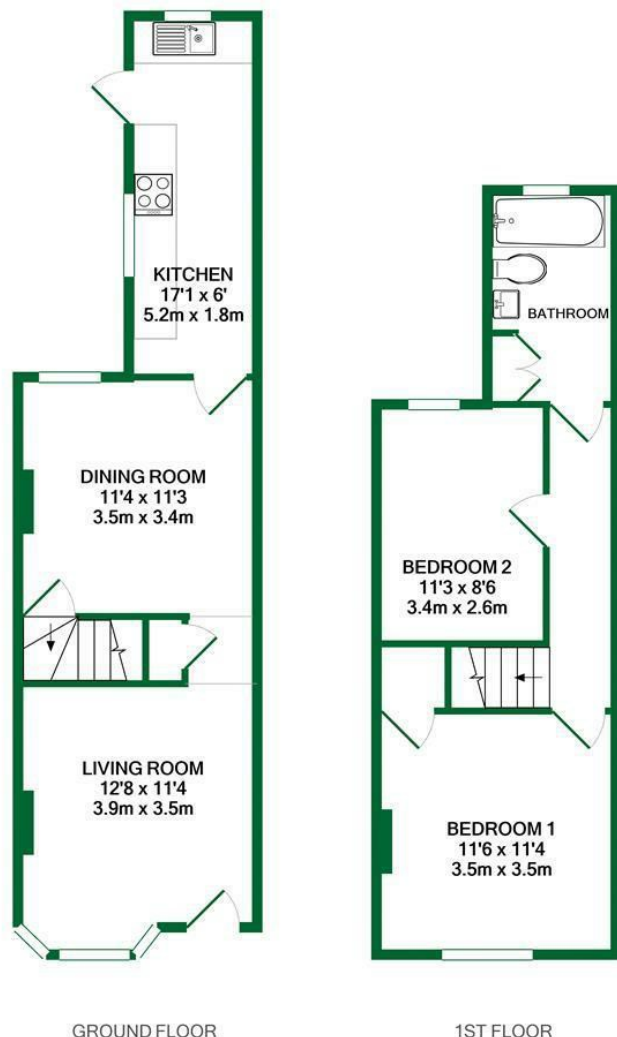
The house features two spacious bedrooms, ideal for a small family or professionals seeking a peaceful retreat. Each bedroom is designed to maximise natural light, providing a bright and airy feel. The single bathroom is well-appointed, catering to all your daily needs with ease.

Situated in a desirable location, this property benefits from excellent transport links and local amenities, making it an ideal choice for those who appreciate both tranquillity and accessibility. The surrounding area boasts a variety of shops, cafes, and parks, perfect for leisurely strolls or weekend outings. Walking distance to Twyford railway station, serving Reading and London Paddington and the benefit of the Elizabeth Line.

This mid-terrace house on Ruscombe Road is not just a home; it is a lifestyle choice, offering a wonderful opportunity for anyone looking to settle in a vibrant community. Whether you are a first-time buyer or seeking your next home, this charming residence is sure to impress.

Do not miss the chance to make this lovely house your new home.

EPC - D



TOTAL APPROX. FLOOR AREA 775 SQ.FT. (72.0 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 ©2021

## ACCOMMODATION

- TWO BEDROOM MID TERRACE VICTORIAN HOUSE
- TWO RECEPTION ROOMS
- LONG GARDEN AT REAR
- MODERN THROUGHOUT WITH ORIGINAL FEATURES
- WITHIN WALKING DISTANCE TO TWYFORD RAILWAY STATION
- WALKING DISTANCE TO THE VILLAGE CENTRE WITH WAITROSE AND CAFES
- A PROPERTY NOT TO BE MISSED AND MUST BE VIEWED
- EPC - D



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

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.

