WentWorth
Estate Agents

2 Borlases Cottages Milley Road,
Waltham St Lawrence, Reading, RG10 0JY

£725,000

Milley Road,
Waltham St Lawrence

Wentworth Estate Agents have pleasure to offer to the market a SEMI DETACHED FOUR BEDROOM COTTAGE in the sought after village of Waltham St Lawrence.
The property is a short walk to the village church and the Bell public house which is owned by the village charity. Waltham St Lawrence primary school is the local school and is very popular with a current ofsted of Outstanding. The village is one of Berkshire's prettiest, with beautiful country walks and stunning views.
Positioned between Maidenhead and Reading but giving easy access to Twyford village which is only a few miles away with a mainline station serving London Paddington and Reading. (Cross Rail due in 2021)

Ground floor accommodation comprises entrance porch, hallway with pull out storage under the stairs, cloakroom, living room, kitchen, utility, dining room, and breakfast room/snug.

First floor accommodation comprises of master bedroom with fitted wardrobes, three further good size bedrooms and a newly refurbished family bathroom.

Further benefits include nest thermostat, yale smart alarm, cctv cameras, double glazed windows, parking on driveway for four cars, a large patio area with bbq for your outside dining, a beautiful 120 foot south facing garden with a summer house, outbuilding which is perfect for a gym area and garage.

VIEWINGS RECOMMENDED / NO ONWARD CHAIN

EPC rating F.

Entrance Hall
A bright carpeted hallway with pull out storage under the stairs for coats and shoes.

Living Room
A good size carpeted room, with a oak fireplace and log burner creating a cosy atmosphere in the colder months.

Kitchen
A galley kitchen with plenty of eye and base level units, integrated dishwasher, 5 ring electric hob, single oven. The kitchen benefits with a stunning view onto the 120ft garden.

Dining Room
Off the hallway, a good size light room with space for an eight seater table and joined to the kitchen area.

Breakfast Room / Snug
Located off the kitchen, an additional seating area to look onto the stunning garden and views.

Utility Room / Cloakroom
Acessed from the kitchen, with a door leading into the garden. Space for washing machine and dryer and fridge/freezer. The cloakroom is accessed from the utility room with WC, wash hand basin, radiator and mirror.

Master Bedroom
At the rear of the property a lovely bright room with phillips hue down lighting and fitted wardrobes.

Family Bathroom
A newly refurbished four piece family bathroom, with underfloor remote heating and three levels of bathroom lighting. A Grohe double walk in wet room style shower, mode wall hung toilet with grohe flushing unit, bath and wash hand basin and heated and bluetooth speaker wall mirror,

Bedroom 2
A further double bedroom at the rear of the property with standard phillips hue ceiling light and a wall light.

Bedroom 3
A further double bedroom at the front of the property next to the master bedroom.

Bedroom 4
A good size bedroom at the front of the property.

Garden
Large patio area with additional electric cable laid for future use at the bottom of the garden for an external home office. An outdoor inbuilt beefeater four burner gas bbq, automated robomow lawn mower covering 3/4 of the lawn area. There is lighting within the railway sleeper borders creating a beautiful peaceful setting in the evening, perfect for your outside dining. At the end of the garden there is also an established vegetable patch.

The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB
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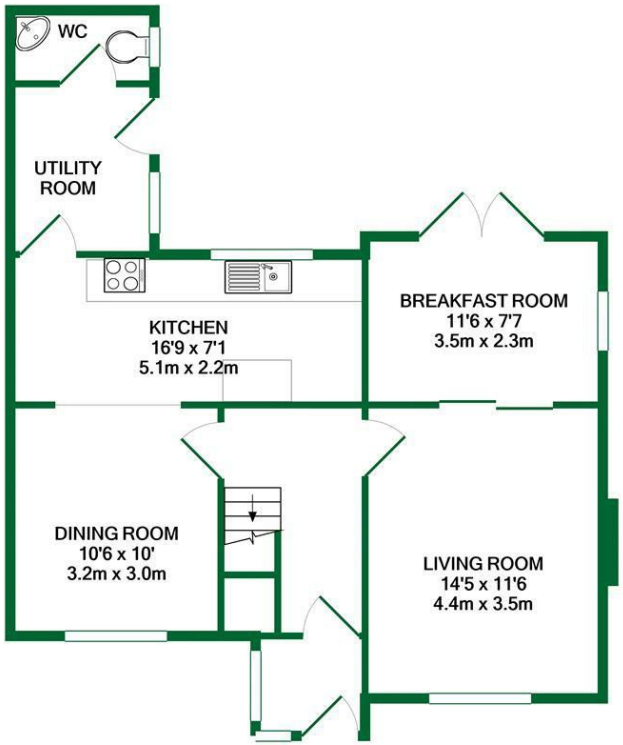
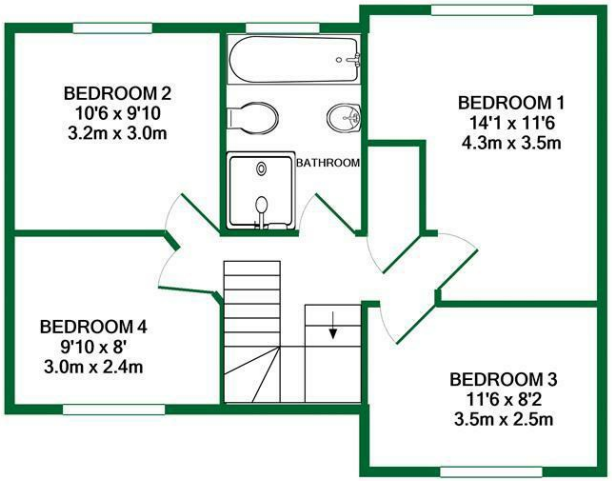


GROUND FLOOR
APPROX. FLOOR
AREA 652 SQ.FT.
(60.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 549 SQ.FT.
(51.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1201 SQ.FT. (111.6 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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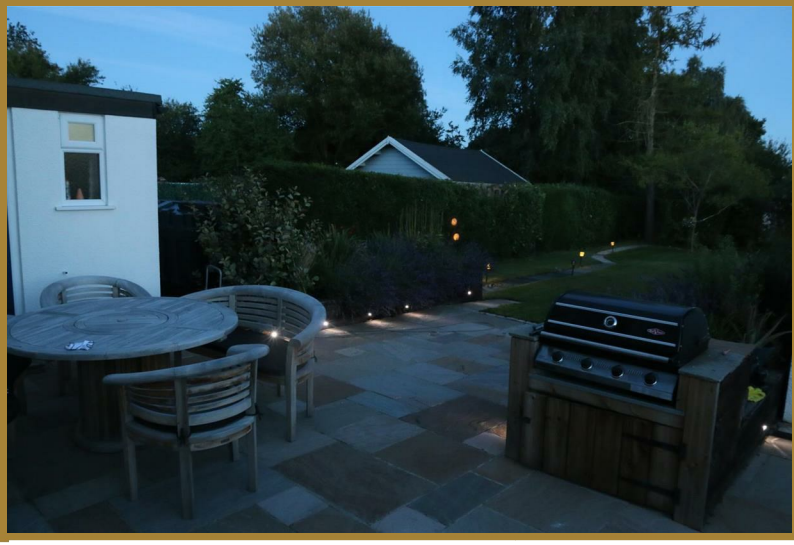
The Estate Agent People Recommend



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.