

The Estate Agent People Recommend



Bethany Cottage Tape Lane,
Hurst
RG10 0DP

£550,000



Wentworth Estate Agents have pleasure in offering to the market a lovely FOUR BEDROOM SEMI-DETACHED HOUSE within the heart of Hurst village. Walking distance to the village shop, post office and bakery. Hurst benefits with a local cricket club, The Green Man pub, Castle Inn pub and also Hurst Primary School.

The property is within 1.2 miles from Twyford mainline station serving London Paddington and Reading.

Ground floor accommodation comprises of entrance hall, cloakroom, large living room with bay window and 21 ft kitchen / dining room at the rear of the property with patio doors into the garden. The kitchen benefits with plenty of eye and base level units, with integrated dishwasher, integrated washing machine, oven and gas hob.

First floor accommodation comprises of master bedroom with fitted wardrobes and shower ensuite, further double bedroom, single bedroom at the front and family bathroom with bath, WC and wash hand basin.

Second floor accommodation comprises of double bedroom with storage and ensuite shower, WC and wash hand basin.

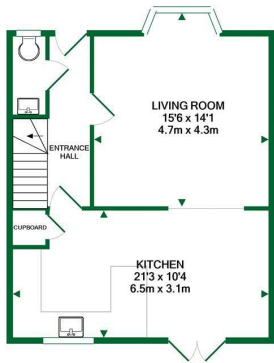
Further benefits include gas central heating, double glazed windows, parking for numerous cars at the front on driveway, laid to lawn garden with side access,

EPC - C

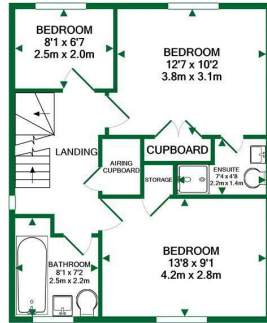
Note: We (the seller) are able to offer up to £1,000 towards the buyer's legal fees (subject to using our recommended solicitors)

ACCOMMODATION

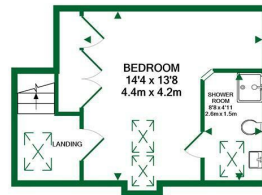
- FOUR BEDROOM SEMI-DETACHED
- 21FT KITCHEN / DINING ROOM
- TWO ENSUITES
- ENCLOSED GARDEN
- PARKING FOR NUMEROUS CARS ON DRIVEWAY
- WITHIN WALKING DISTANCE TO THE VILLAGE SHOP
- 1.2 MILES TO TWYFORD MAINLINE STATION
- WITHIN THE HEART OF HURST VILLAGE
- EPC - C



GROUND FLOOR
APPROX. FLOOR
AREA 500 SQ.FT.
(46.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.6 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 254 SQ.FT.
(23.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1245 SQ.FT. (115.6 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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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.



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