

The Estate Agent People Recommend



2 The Terrace,  
Knowl Hill  
RG10 9XB

Price guide £399,995



Wentworth Estate Agents take pleasure in offering to the market this THREE BEDROOM SEMI DETACHED house in need of updating, located in Knowl Hill. Knowl Hill is a village in the civil parish of Hurley, 5 miles west of Maidenhead on the A4 with easy access to Reading, Henley-on-Thames, Marlow, Twyford and junction 8/9 of the M4. The village has a Church of England parish church, a primary school, a café and a tool shop.

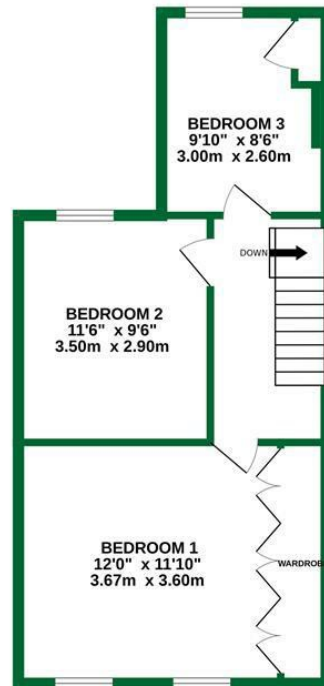
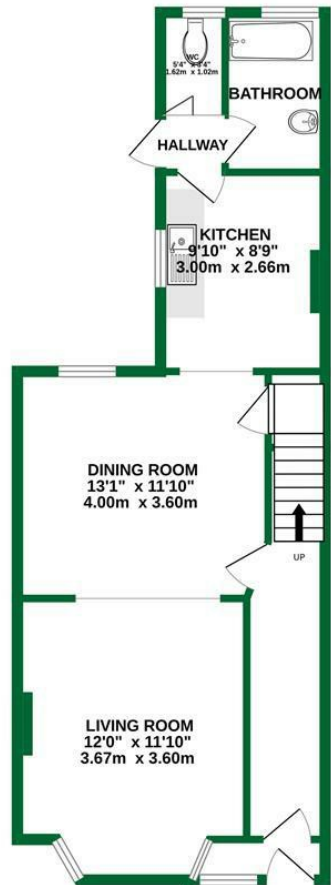
Ground floor accommodation comprises of an entrance porch leading through to the hallway, the large open plan living room and dining room is well lit from a wide bay window located at the front of the property. The kitchen is located at the side of the house with the bathroom at the rear. Access to the large garage/shed and garden space can be gained from the rear.

First floor accommodation presents a large master bedroom with great amount of built in wardrobe space, another double bedroom located centrally and lastly a good sized single bedroom overlooking the garden area.

Further benefits include the extensive amount of OFF ROAD PARKING, GOOD SIZE GARDEN and opportunity to extend the property (STP).

NO ONWARD CHAIN

EPC Rating - E  
Council tax band - D - Windsor & Maidenhead



## ACCOMMODATION

- THREE BEDROOM SEMI DETACHED
- REQUIRES UP-DATING THROUGHOUT
- PLNTY OF OFF ROAD PARKING
- POTENTIAL TO EXTEND (STP)
- CONVENIENT LOCATION
- EASY ACCESS TO MAIDENHEAD, READING & TWYFORD
- M4 ACCESS ABOUT 4 MILES
- GOOD SIZE GARDEN
- NO ONWARD CHAIN



TOTAL FLOOR AREA: 1043 sq. ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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.

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