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139 Broad Hinton,  
Twyford, Reading, RG10 0XJ  
**Price guide £775,000**

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# Broad Hinton, Twyford

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Situated in the charming village of Twyford, this delightful detached house offers a perfect blend of comfort and convenience. Built in 1992, with leaded double glazed windows, the property boasts a modern design and is situated within a popular development, making it an ideal choice for families and professionals alike.

The house features four spacious reception rooms, providing ample space for relaxation and entertaining. With four well-appointed bedrooms, there is plenty of room for family members or guests. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

For those who commute, the property is conveniently located less than a mile from the local railway station, offering easy access to Reading, Paddington and is on the Elizabeth line. Families will appreciate the proximity to Colleton School, which is within walking distance, making school runs a breeze. There are 2 nearby parks with children's play grounds.

Outside, the private landscaped rear garden is a true highlight, providing outdoor space for children to play or for hosting summer gatherings. Additionally, the property offers parking for up to three vehicles, ensuring that you and your guests have ample space.

This home in Broad Hinton is not just a property; it is a wonderful opportunity to enjoy a peaceful lifestyle while remaining close to essential amenities and transport links. With its appealing features and prime location, this house is sure to attract interest from discerning buyers.

EPC rating D  
Council tax band E  
Freehold



### Entrance

Upon entering the house, you can access the reception rooms from the entrance and stairs to the first floor.

### Study

A good size at the front of the property with dual aspects windows, which would also make a children's playroom, plenty of natural light and space for two desks.

### Living room

At the front of the property with a large bay window at the front, gas fire place and double doors through to the dining room.

### Cloakroom

Located under the stairs, half tiled with wash hand basin and WC

### Dining room

Next to the kitchen and living room, with sliding doors to the conservatory, a good size room with plenty of space for an eight seater table.

### Conservatory

A lovely space to enjoy looking into the garden, plenty of natural light and door to the garden.

### Kitchen

At the rear of the property overlooking the garden, with plenty of base and high level cupboards, integrated dishwasher, neff 4 ring gas hob, new Neff double oven and grill and Integrated fridge/freezer. There is space for a small table and access to the utility area.

### Utility room

A good space with space for washing machine, additional sink and additional storage cupboards and access to the side of the house.

### Master bedroom and ensuite

A good size 17ft bedroom with floor to ceiling fitted wardrobes and further storage over the stairs. Dual windows with plenty of natural light. Ensuite has underfloor heating, corner shower, wash hand basin, towel rail and WC. The large mirror has a back light.

### Bedroom 2

At the rear of the property a 13ft double bedroom.

### Bedroom 3

At the rear of the property a good size room and space for a small double.

### Bedroom 4

At the rear of the property in the centre of the house, a good size single bedroom.

### Family Bathroom

Half tiled with bath and hand held shower head, wash hand basin with storage under, WC and towel rail.



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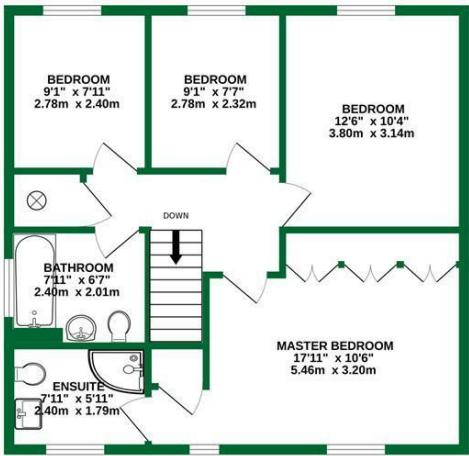
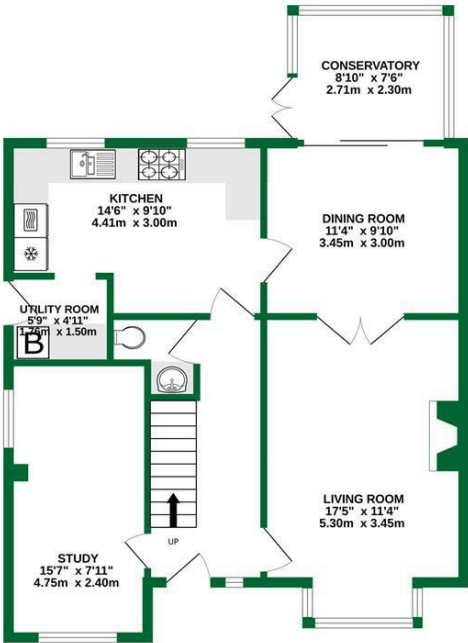
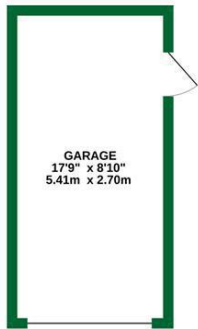
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OUTBUILDING  
158 sq.ft. (14.6 sq.m.) approx.

GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.

1ST FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1541 sq.ft. (143.1 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 Estate Agent People Recommend



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