

The Estate Agent People Recommend



23 Bolwell Close,  
Twyford  
RG10 0LN

Offers in excess of £500,000



Nestled in the charming cul-de-sac of Bolwell Close in Twyford, this enlarged three-bedroom semi-detached house presents an exceptional opportunity for families and professionals alike. The property boasts a modern and stylish interior, having been thoughtfully refurbished to include contemporary kitchen and bathroom facilities that cater to today's living standards.

Upon entering, you will find a welcoming atmosphere that flows seamlessly throughout the home. The ground floor features a convenient shower room, perfect for busy mornings, as well as a versatile study that can serve as a home office. The spacious living areas are designed to provide comfort and functionality, making it an ideal space for both relaxation and entertaining.

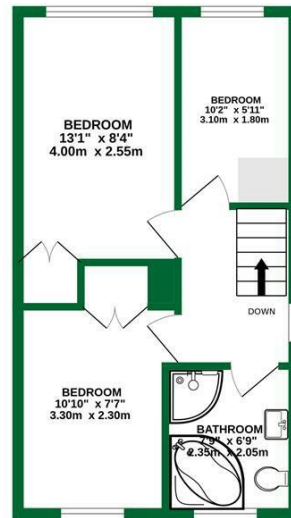
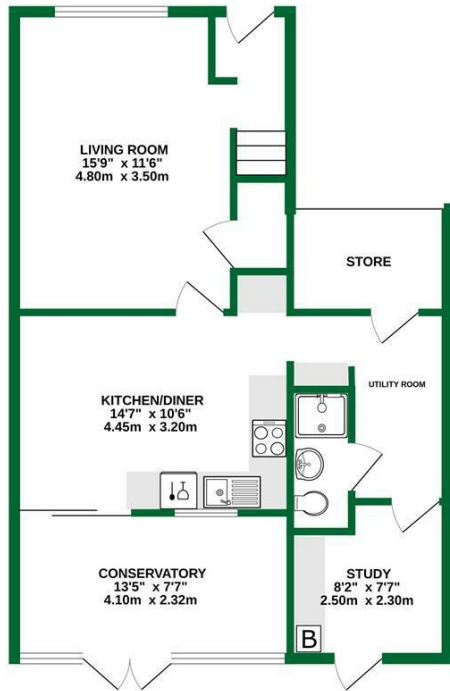
The location is particularly appealing, as it is within walking distance to the railway station, offering excellent transport links for commuters with the Elizabeth line. The surrounding area is highly sought after, known for its friendly community and proximity to local amenities, schools, and parks.

This property is not just a house; it is a place where you can create lasting memories. With its blend of modern conveniences and a prime location, this semi-detached home is a rare find in the market. We invite you to explore the potential of this delightful residence and envision your future in this lovely part of Twyford.

EPC RATING C  
COUNCIL TAX BAND E  
FREEHOLD

GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.

1ST FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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## ACCOMMODATION

- ENLARGED 3 BEDROOM SEMI DETACHED HOUSE
- WALKING DISTANCE TO RAILWAY STATION AND VILLAGE CENTRE
- CUL DE SAC LOCATION
- REFURBISHED KITCHEN AND BATHROOMS
- DRIVEWAY PARKING
- WALKING DISTANCE TO COLLETON SCHOOL
- NO ONWARD CHAIN



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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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