The Estate Agent People Recommend

WentWorth Estate Agents

# 16 Wagtail Close, Twyford RG10 9ED

**£565,000**

Wentworth Estate Agents have pleasure to offer to the market a FOUR BEDROOM DETACHED HOUSE in the heart of Twyford village, a premium location. Within 0.3 miles of Twyford mainline station serving London Paddington (Cross rail due in 2021). Twyford village centre is also within walking distance with shops, coffee shops, restaurants, Waitrose and Tesco Express.

The property is within Catchment for Polehampton Infant and Junior School, Colleton Primary School and Piggott Senior School.

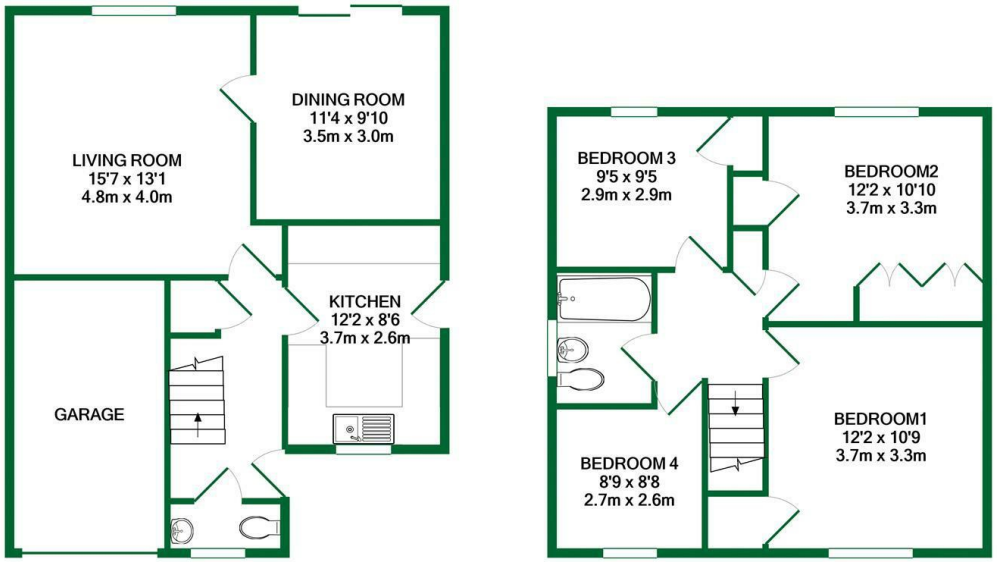
Ground floor accommodation comprises of entrance hall, cloakroom, kitchen with access to the side of the house, large living room looking into the garden with double doors to the dining room with sliding doors to the garden.

First floor accommodation comprises of master bedroom, a further two double bedrooms, single bedroom and family bathroom with WC, wash hand basin and bath with shower.

Further benefits include integral garage, parking for 2 cars on the driveway, gas central heating, private garden and further scope to extend subject to planning permission.

NO ONWARD CHAIN

EPC - D




GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 1173 SQ.FT. (109.0 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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## ACCOMMODATION

- FOUR BEDROOM DETACHED HOUSE
- PREMIUM LOCATION IN TWYFORD
- CLOSE TO VILLAGE CENTRE
- QUIET CUL DE SAC
- TWO RECEPTION ROOMS
- PARKING ON DRIVEWAY
- INTEGRAL GARAGE
- PRIVATE GARDEN
- NO ONWARD CHAIN

WentWorth Estate Agents

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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.