

The Estate Agent People Recommend



4 Orchard Estate,  
Twyford  
RG10 9JY

Price guide £425,000



Wentworth Estate Agents are pleased to offer this THREE BEDROOM SEMI DETACHED property in need of updating but offering excellent potential with scope to extend (STPP).

Offered for sale with NO ONWARD CHAIN the property is located in a convenient location with the village centre, mainline station and schools all within walking distance. Twyford mainline station serves Reading and London Paddington with the benefit of the Elizabeth Line.

Twyford enjoys a variety of shops including Waitrose and Tesco Express, many individual retailers, cafes including Costa, and several restaurants and pubs.

Ground floor accommodation comprises of entrance hall, living room with fireplace, a great size room and access to the dining room with a view of the garden and through to the kitchen with plenty of eye and base level units and larder cupboard. The property has been extended with an inner hallway and wet room with wash hand basin, WC and shower and space for washing machine and a utility area. Within the inner hallway is access to the front and rear garden.

First floor accommodation comprises of master bedroom at the front of the house, a further double at the rear and a good size single bedroom and family bathroom with bath, WC and wash hand basin.

Reading and Maidenhead are within a 15 minute drive, with M4 access available at either junction 8/9 or 10 giving access to the M25 and M40.

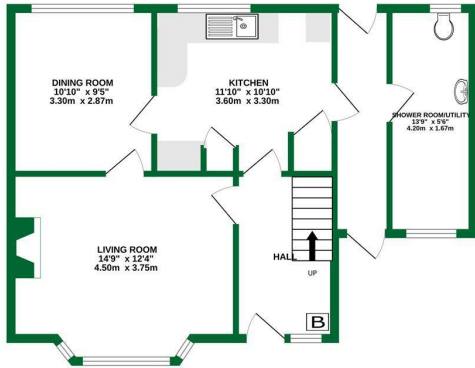
Council Tax - D  
EPC rating - D  
Freehold

## ACCOMMODATION

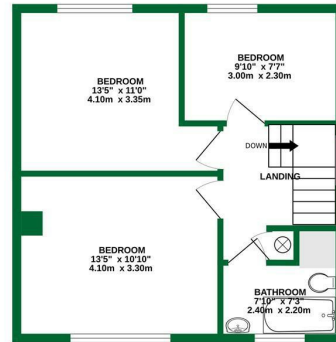
- GOOD SIZED 3 BEDROOM SEMI
- IN NEED OF UPDATING
- CORNER PLOT
- POTENTIAL TO EXTEND (STPP)
- WALKING DISTANCE TO VILLAGE CENTRE AND STATION
- CLOSE TO POLEHAMPTON SCHOOLS
- NO ONWARD CHAIN



GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 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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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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