The Estate Agent People Recommend

WentWorth Estate Agents

25 Poundfield Way, Twyford RG10 0XR

Price guide £675,000

Presenting this exceptional FOUR-BEDROOM DETACHED family home, freshly redecorated throughout, with the added convenience of an INTEGRAL GARAGE. Situated in a peaceful cul-de-sac, the property boasts an abundance of open space and nearby walking opportunities.

This home enjoys a prime location, just a short stroll away from Twyford village centre, offering access to local shops, restaurants, coffee shops, Tesco Express, and Waitrose. Commuting is made easy with Twyford mainline Station also within walking distance, providing direct connections to London Paddington, Reading, and the Elizabeth line.

Families will appreciate the property's eligibility for renowned schools, including Colleton Primary School, Polehampton Primary, Charvil Piggott Primary, and Piggott Secondary School.

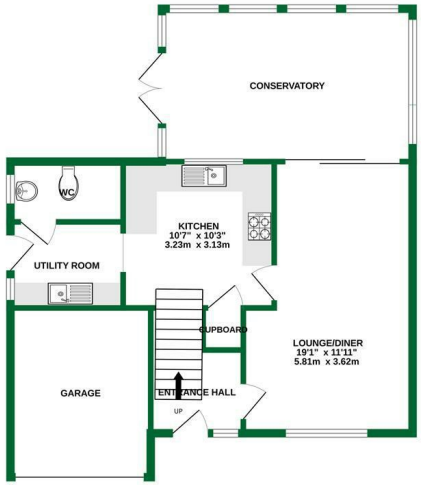
The ground floor features an inviting entrance hall, a spacious living room and dining area with access to the conservatory, a well-equipped kitchen complete with ample eye and base level units, an oven, hob, and a sizable larder cupboard. Additionally, you'll find a cloakroom and utility room with side access to the house.

The first floor comprises a master bedroom with fitted wardrobes and an ensuite bathroom, accompanied by three further bedrooms and a family bathroom equipped with a bath, wash hand basin, and WC.

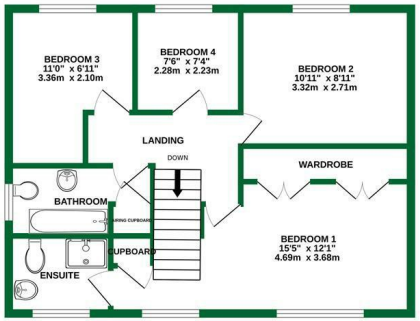
Further advantages of this property include a private rear garden, a driveway offering parking space for two cars, an integral garage, and the potential for future updates and extensions (subject to obtaining the necessary planning permissions). Best of all, this property comes with NO ONWARD CHAIN, ensuring a swift and hassle-free transaction.

EPC - D
Council Tax Band - E

GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.4 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

- FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- REAR GARDEN
- GARAGE
- PARKING FOR TWO CARS ON DRIVEWAY
- WITHIN A QUIET CUL DE SAC
- WALKING DISTANCE TO TWYFORD CENTRE AND MAINLINE STATION
- RE-DECORATED THROUGHOUT
- EPC - D
- 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.