

The Estate Agent People Recommend



11 Springfield Park,  
Twyford  
RG10 9JG



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

The property benefits with a picturesque aspect at the front overlooking a beautiful green. Within Catchment for Polehampton Infant and Junior School, Colleton Primary School and Piggott Senior School.

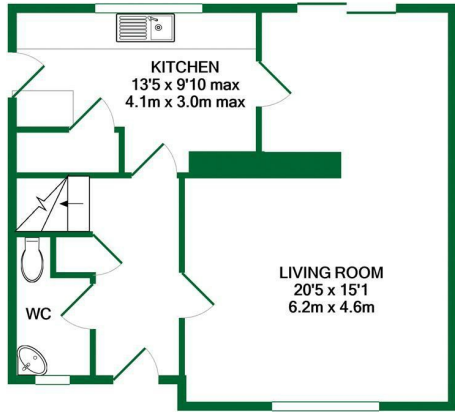
Ground floor accommodation comprises of entrance hall, cloakroom, living / dining room, kitchen and access to the garage and laid to lawn private rear garden.

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

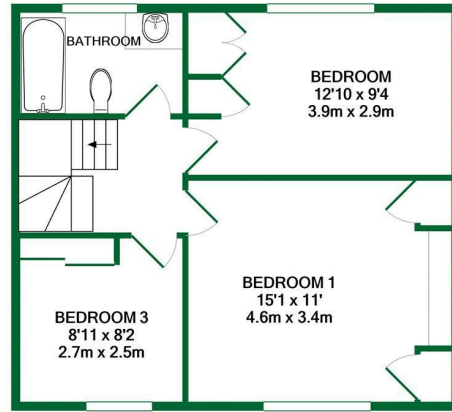
Further benefits include linked garage, parking for numerous cars on the driveway, gas central heating, private laid to lawn garden, a lovely front outlook onto the green and further scope to extend subject to planning permission.

NO ONWARD CHAIN

EPC -



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1001 SQ.FT. (93.0 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

- THREE BEDROOM LINKED DETACHED HOUSE
- HEART OF TWYFORD VILLAGE
- PREMIUM LOCATION
- OPPORTUNITY TO EXTEND, SUBJECT TO PLANNING PERMISSION
- VIEW LOOKING ONTO THE GREEN
- WITHIN WALKING DISTANCE TO TWYFORD STATION
- PRIVATE LAID TO LAWN GARDEN
- PLENTY OF FRONT GARDEN
- PARKING FOR NUMEROUS CARS
- 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.