The Estate Agent People Recommend

WentWorth
Estate Agents

9 Lincoln Gardens,
Twyford
RG10 9HU

£675,000

Wentworth Estate Agents have pleasure in offering to the market a DETACHED FOUR BEDROOM HOUSE with Garage within a sought after area in central Twyford.
The property gives easy access to all local shops, restaurants, Waitrose and Tesco Express. Within walking distance to Twyford train station, serving London Paddington and Reading. There is also good access to main roads, A4/M4/M40.

Within catchment for Polehampton infant and Junior School, Colleton Primary School, Charvil Piggott Primary School and Piggott Secondary School.

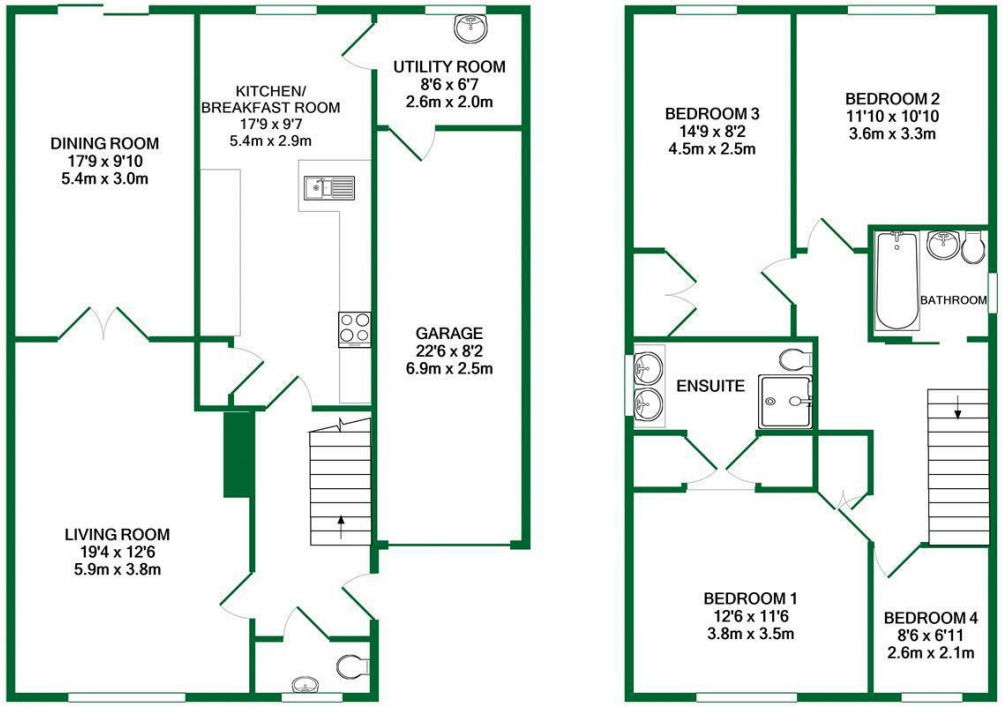
Ground floor accommodation comprises of entrance hall, cloakroom, 19ft living room with doors leading to the dining room. The dining room is 18ft with sliding doors to the garden and access to the kitchen. Newly refurbished kitchen / dining room with plenty of eye and base level units, integrated fridge, double oven and electric hob. Utility room is accessed from the kitchen with access to the garden and garage.

First floor accommodation comprises of master bedroom with fitted wardrobes and ensuite with shower, two wash hand basins and WC. A further two double bedrooms at the rear, family bathroom with WC, wash hand basin and bath and a single room at the front of the property.

Further benefits include gas central heating, good size garden, parking for numerous cars and garage.

NO ONWARD CHAIN

EPC - D



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 1496 SQ.FT. (139.0 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
- WITHIN THE CENTRE OF TWYFORD VILLAGE
- WALKING DISTANCE TO THE TWYFORD TRAIN STATION
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- GARAGE
- PARKING FOR NUMEROUS CARS
- GOOD SIZE 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.