



2 Wellington Close,
Twyford, Reading, RG10 0GL
£825,000



wentworthea.com

Wellington Close, Twyford

Wentworth Estate Agents have pleasure in offering to the market a FOUR BEDROOM DETACHED HOUSE with a DETACHED SINGLE GARAGE. The property is within a small development of houses close to Twyford centre and mainline train station.

Ground floor accommodation comprises of good size entrance hall with tiled floor, cloakroom, living room with bi fold doors, kitchen/dining room, utility, study Further benefits include underfloor heating to the ground floor.

First floor accommodation comprises of master bedroom, with fitted wardrobes and fully tiled shower ensuite, a further two double bedrooms, family bathroom and single bedroom.

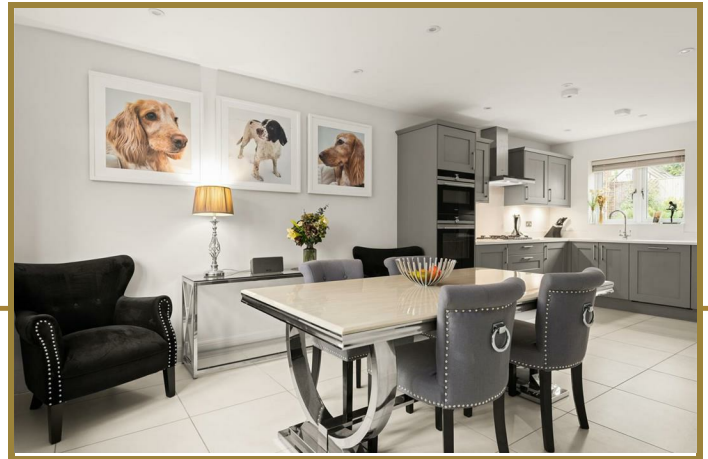
Further Benefits include SINGLE GARAGE, GOOD SIZE GARDEN, UPVC Windows, Feature WOOD BURNING STOVE, UNDERFLOOR HEATING and BLOCK PAVED DRIVEWAY.

Cross-rail arrives with the opening of the Elizabeth line offering fast trains into the City and Wellington Meadows is only 500m from Twyford Station.

The M4 is simply reached via the A329M at Junction 10 or via the A4 to Junction 8/9 Maidenhead.

Twyford has much to offer with a Waitrose supermarket, Tesco Express and numerous shops, restaurants, pubs and cafes.

Within school catchment is Polehampton and Colleton Junior Schools, Secondary Schools include The Piggott with many private schools also within easy reach including Reading Blue Coat School in Sonning.



Entrance Hall

Good size entrance hall, tiled with under floor heating and down lighting.

Living room

A 16ft living room with log burning stove, carpeted and bi fold doors leading into the garden.

Kitchen / Dining room

A 22 ft kitchen dining room, a great entertainment room with plenty of eye and base level units in the kitchen, an integrated dishwasher, integrated fridge/freezer, 5 ring gas hob and double oven.

Utility room

Located off the kitchen with an additional sink and further storage space and a washer/dryer. There is also access to the garden.

Study

This is at the front of the property, a good size space with dual aspect windows.

Master bedroom and Ensuite

Located at the rear of the property, a 12ft bedroom with fitted wardrobes, and fully tiled shower ensuite, with wash hand basin and storage under and WC.

Bedroom 2

At the front of the property a double bedroom with fitted wardrobes

Bedroom 3

At the rear of the property a 11ft double bedroom with fitted wardrobes

Bedroom 4

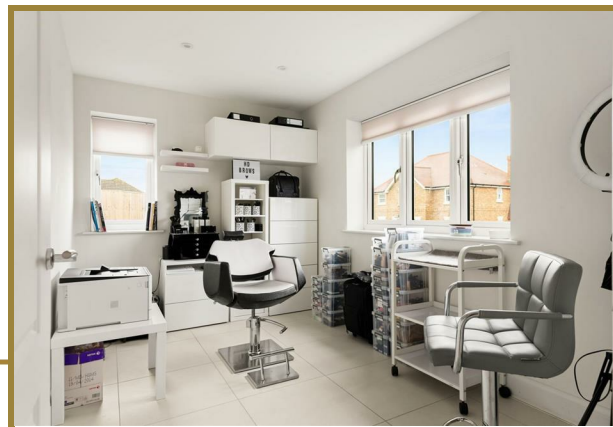
At the front of the property, perfect for a single room or dressing room, as the room benefits with built in wardrobes.

Family bathroom

Fully tiled family bathroom with bath and shower over, WC and wash hand basin with storage under.

Garden

A good size garden with a large patio area across the back of the property with stocked borders with plenty of shrubs.



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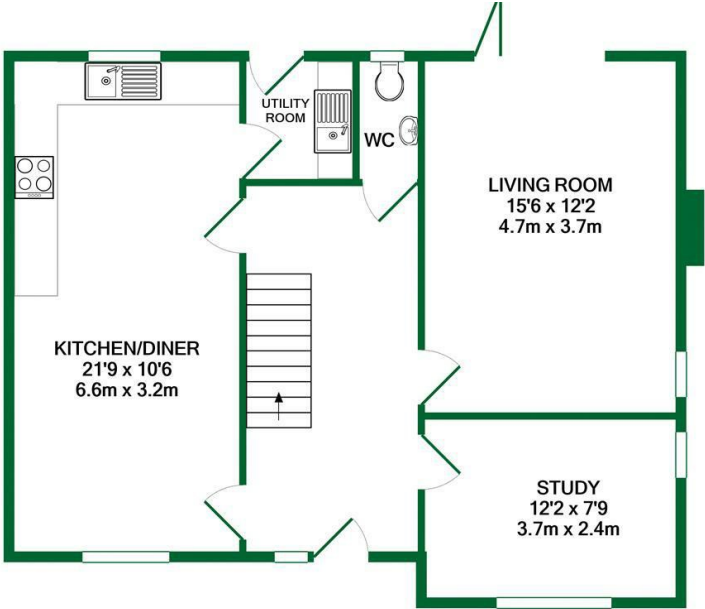
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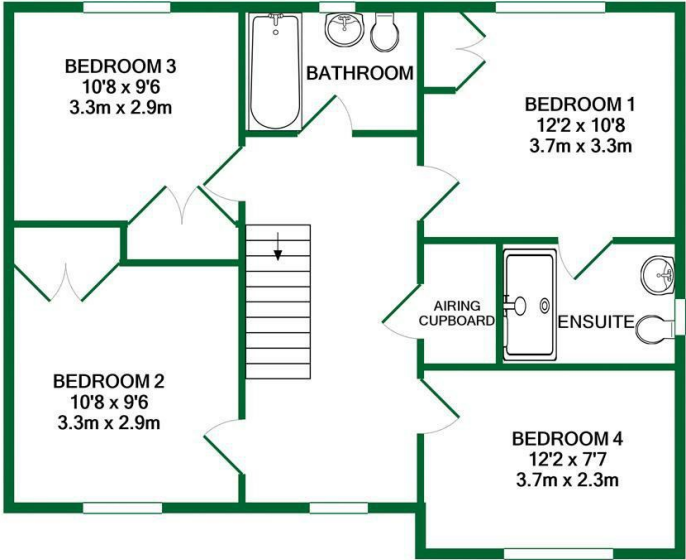
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GROUND FLOOR
APPROX. FLOOR
AREA 728 SQ.FT.
(67.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 727 SQ.FT.
(67.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1455 SQ.FT. (135.2 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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The Estate Agent People Recommend



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.