



21 Harrison Close,
Twyford, Reading, RG10 0LL
Price guide £850,000



wentworthea.com

Harrison Close, Twyford

Wentorth Estate Agents have pleasure in offering to the market a FOUR BEDROOM DETACHED HOUSE with DOUBLE GARAGE AND WORKSHOP built by Laing within the Waltham Chase development. The property is within a cul de sac of houses and benefits with having the park area behind the house.

The property is a short walk to Twyford village centre, with local shops and Twyford mainline Station serving London Paddington and Reading. Within catchment for Colleton Primary School, Polehampton Primary, Charvil Piggot Primary and Piggot Secondary School.

Ground floor accommodation comprises of entrance hall, cloakroom, study, dining room, living room, conservatory and kitchen with a utility room.

First floor accommodation comprises of master bedroom and large shower ensuite, a further two double bedrooms and a single bedroom with plenty of storage and family bathroom with bath, wash hand basin and WC.

Further benefits include double glazed windows, gas central heating, private laid to lawn garden, double garage, separate workshop and parking for numerous cars.

NO ONWARD CHAIN



Entrance hall

An open entrance hall with storage cupboard for coats and shoes

Cloakroom

Accessed from the hallway, with WC and wash hand basin

Study

At the front of the property with good space for a large desk and additional filing cabinet.

Dining room

At the front of the property, accessed from the hallway, but a good size room for a table of 8 and a small hatch with access to the kitchen

Living room

At the rear of the property with dual aspect windows and gas fire place and wooden floor.

Conservatory

Accessed from the living room, a great size room overlooking the garden and also access into the garden.

Kitchen

A 13ft kitchen with plenty of eye and base level units, double oven, gas hob, integrated dishwasher, and integrated fridge and freezer.

Utility room

Accessed from the kitchen, with further base level units and a sink with access to the garden.

Master bedroom and ensuite

Large 12ft master bedroom with fitted wardrobes and shower ensuite, wash hand basin and WC

Bedroom 2

A double bedroom with fitted wardrobes

Bedroom 4

A good size long 15ft bedroom with a large storage cupboard

Bedroom 3

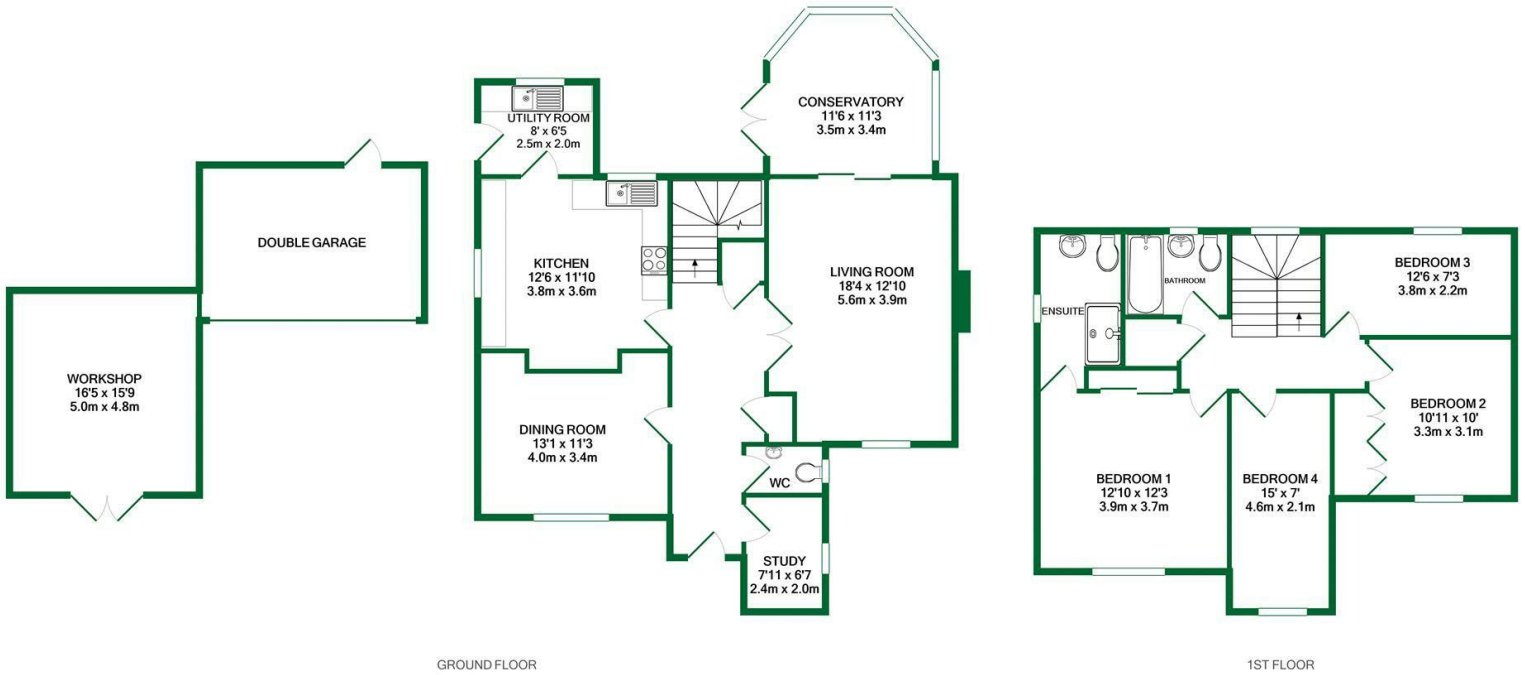
A further double bedroom at the rear of the property

Family Bathroom

At the rear of the property, with bath and shower over, wash hand basin and WC.



The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB
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GROUND FLOOR

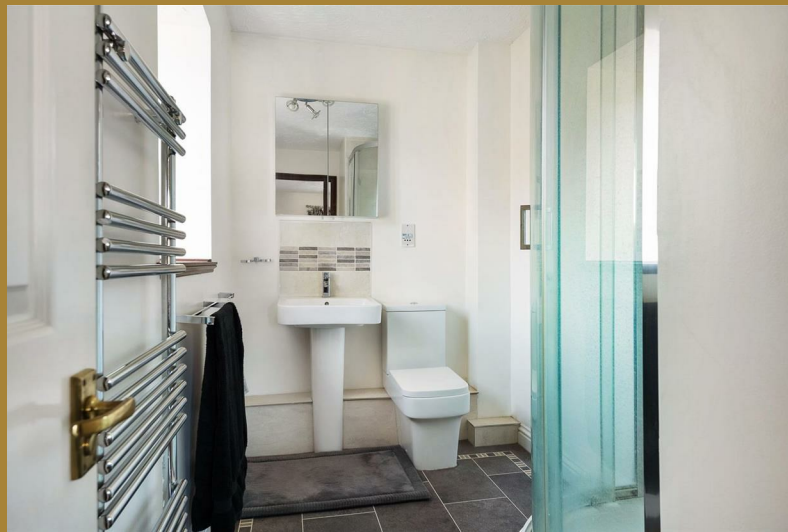
1ST FLOOR

TOTAL APPROX. FLOOR AREA 1529 SQ.FT. (142.0 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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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.