



Elm Villa ,
Crazies Hill, Reading, RG10 8LU
£999,950



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Crazies Hill

Wentworth Estate Agents have pleasure in offering to the market an Edwardian SEMI-DETACHED HOUSE within a picturesque village of Crazies Hill. Surrounded by beautiful countryside, fabulous walks, wooded areas, a public house and village primary school. The property provides excellent living accommodation throughout, a single GARAGE, with a stunning view over fields at the front of the cottage.

Ground floor accommodation comprises of entrance hall with wooden flooring, cloakroom, living room with bay window and open fire place, utility room with sink, space for washing machine and dryer and integrated fridge and freezer and access to the side. Through to a recently refurbished kitchen / dining / living room benefitting with dual aspect windows, bi fold doors to garden, large island with breakfast bar, plenty of eye and base level units, range master cooker and larder cupboard. There is space for an 8 seater table, with further bi folds to the garden and a velux window bringing in further light.

First floor accommodation comprises of master bedroom with ensuite shower room, two further double bedrooms, a smaller bedroom and a family bathroom with bath, shower, WC and wash hand basin, benefitting with under floor heating.

Further benefits include garage, ample parking, private rear laid to lawn garden, insulated office at the back of the garage, electric charging point at the front of the house, high speed broad band with Gigaclear, up-dated throughout by the current owners, and surrounded by beautiful countryside.

The property is close to Wargrave village with coffee shops, barbers and train station serving Twyford and Henley-on-Thames. Twyford is 3.7 miles with Waitrose, Tesco Express and a mainline station serving Reading and London Paddington (Cross Rail due soon). Maidenhead is 7.5 miles away, with many shops and mainline station.

Viewings advised to appreciate the house and the surroundings of Crazies Hill village.

EPC - D



Entrance Hall

A fabulous entrance hall with wooden flooring and plenty of space for coats and shoes.

Living room

A good size at the front of the property with a bay window and open fireplace

Cloakroom

An up-dated cloakroom, tiled floor, wash hand basin and WC

Utility room

A very useful and useable room, with access to the side of the house, belfast sink, and space for the washing machine and dryer. In addition has an integrated fridge and freezer.

Kitchen / Living / Dining room

A key room to the house, allowing space for entertainment and family life. Dual aspect windows, bi fold doors from the living area and in addition the dining room area. The dining room area also benefits with dual aspect windows and a velux to bring in plenty of light. The kitchen has been renovated in the last year, underfloor heating, large island with seating and storage, quartz work tops, belfast sink, range master oven, integrated dishwasher and a corner pantry cupboard.

Master Bedroom and Ensuite

A good size master bedroom with views over fields and shower ensuite with WC and wash hand basin.

Bedroom 2

Another good size double bedroom at the front of the property benefitting with views of the field.

Bedroom 3

A further double at the rear of the house

Bedroom 4

A smaller bedroom. but still a good size and plenty of space with views of the garden

Family Bathroom

A newly re-furbished family bathroom with bath, corner shower, WC and wash hand basin, benefitting with under floor heating.

Office

A recently re-furbished office, with dial aspect windows.



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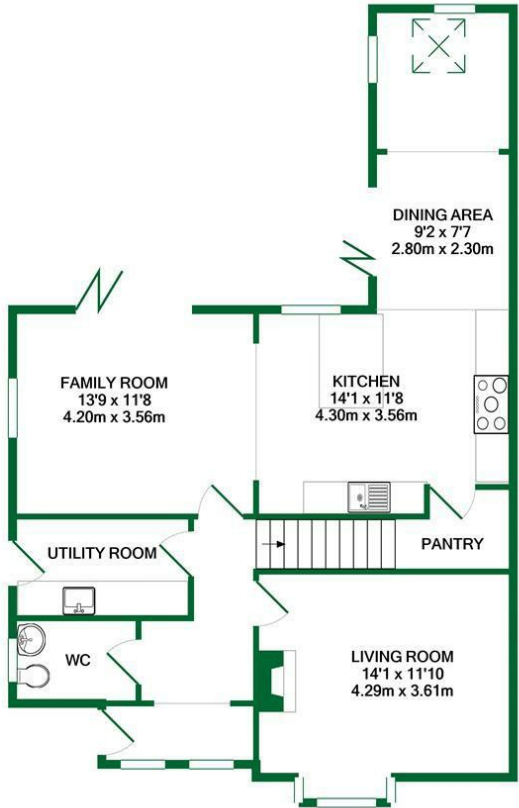
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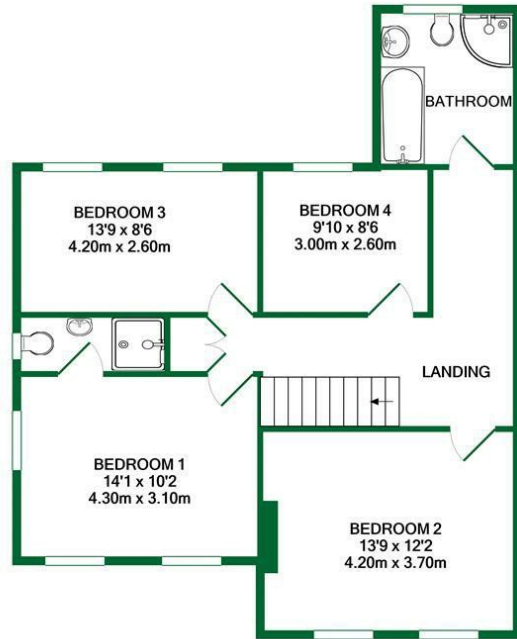
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GROUND FLOOR
APPROX. FLOOR
AREA 1056 SQ.FT.
(98.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 730 SQ.FT.
(67.8 SQ.M.)

GARAGE AND OFFICE INCLUDED IN SQUARE FOOTAGE
TOTAL APPROX. FLOOR AREA 1786 SQ.FT. (165.9 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

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.