

The Estate Agent People Recommend



8 Butchers Row Polehampton Close,  
Twyford  
RG10 9TW

Price guide £295,000



Nestled in the charming area of Polehampton Close, Twyford, Reading, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat in a friendly neighbourhood.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property features a well-appointed bathroom, ensuring that your daily routines are both comfortable and efficient. The kitchen, located off the hallway offering plenty of storage and worktop space and plenty of light for culinary creativity.

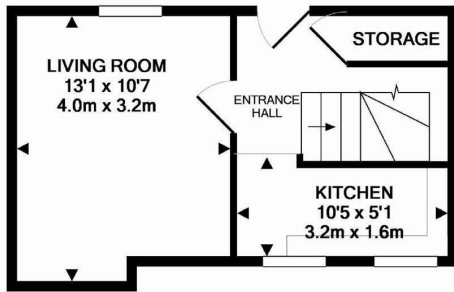
Located in Twyford, this home benefits from excellent local amenities, including shops, schools, and parks, making it an ideal choice for those who appreciate community living. The area is well-connected, with Twyford railway station within walking distance serving Reading and London Paddington with access to the Elizabeth Line.

This mid-terrace house in Polehampton Close presents a wonderful opportunity for anyone looking to establish a home in a sought-after location. With its charming features and practical layout, it is sure to appeal to a variety of buyers.

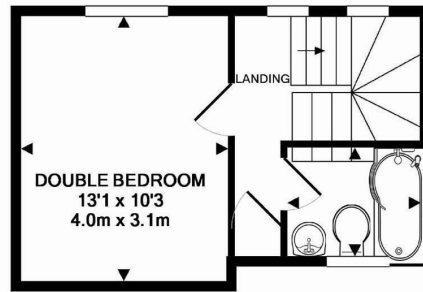
Do not miss the chance to make this lovely property your own.

## ACCOMMODATION

- One bedroom mid terrace
- Centre of Twyford
- Walking distance to Twyford railway station
- Walking distance to the shops, Waitrose and Tesco Express
- Lovely courtyard area
- Parking for one car
- 165 years on the lease
- £121.15 per month service charge
- No onward chain



GROUND FLOOR  
APPROX. FLOOR  
AREA 257 SQ.FT.  
(23.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 245 SQ.FT.  
(22.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 501 SQ.FT. (46.6 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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