



---

182 Broad Hinton,  
Twyford, Reading, RG10 0XH

---



[wentworthea.com](http://wentworthea.com)

---

# Broad Hinton, Twyford

---

Wentworth Estate Agents have great pleasure in offering a FOUR BEDROOM DETACHED family house with 1,647 square foot of accommodation on phase three of the ever popular Waltham Chase development and within a small private enclave of five properties.

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 with built in large storage drawers under the stairs, Cloakroom, stunning 16'1 x 14'5 kitchen and 10'2 x 9'10 dining area and 12'6 x 10'2 family room with bi-fold doors, skylight and large Island, Utility, Study or Playroom and Living Room with Bay Window.

First Floor accommodation comprises of a large Master Bedroom with Ensuite, two double bedrooms, a single bedroom and a re-furnished family bathroom.

Further Benefits are under floor heating in the kitchen/family/dining room and playroom, gas central heating, re-furnished Ensuite and Family Bathroom. Blocked paved driveway to the front of the property, with parking for two cars, a secluded laid to lawn garden and shed for storage.

EPC - D



### Kitchen / Dining Room / Family Room

An extended 454 square foot concept room at the rear of the property, looking over the patio and garden. Integrated Fridge and Freezer, dishwasher, Induction Hob and large larder cupboard. Under floor heating, down lighting and large bi-fold doors to the garden and a skylight in the kitchen.

### Utility Room

Located off the kitchen area, with space for a washing machine and dryer and access to the garden.

### Cloakroom

WC and Belfast sink, accessed through the Utility room.

### Playroom or Study

At the front of the property with under floor heating and a large window.

### Living Room

Located at the front, with a lovely bay window and a gas fire. Double doors leading to the concept room.

### Master Bedroom and Ensuite

A 14'4 x 12'6 light master bedroom with double built in wardrobes and re-furbished Ensuite with walk in shower, WC and sink.

### Family Bathroom

Re-furbished three piece bathroom, WC, sink and bath with shower

### Bedroom 2

A double bedroom at the front of the property with built in wardrobes

### Bedroom 3

A double bedroom looking into the garden with built in wardrobes

### Bedroom 4

A smaller bedroom in the middle of the property looking onto the garden.

### Garden

Mainly laid to lawn offering a good degree of seclusion and a patio area



The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB  
t: 0118 934 0027 e: twyford@wentworthea.com

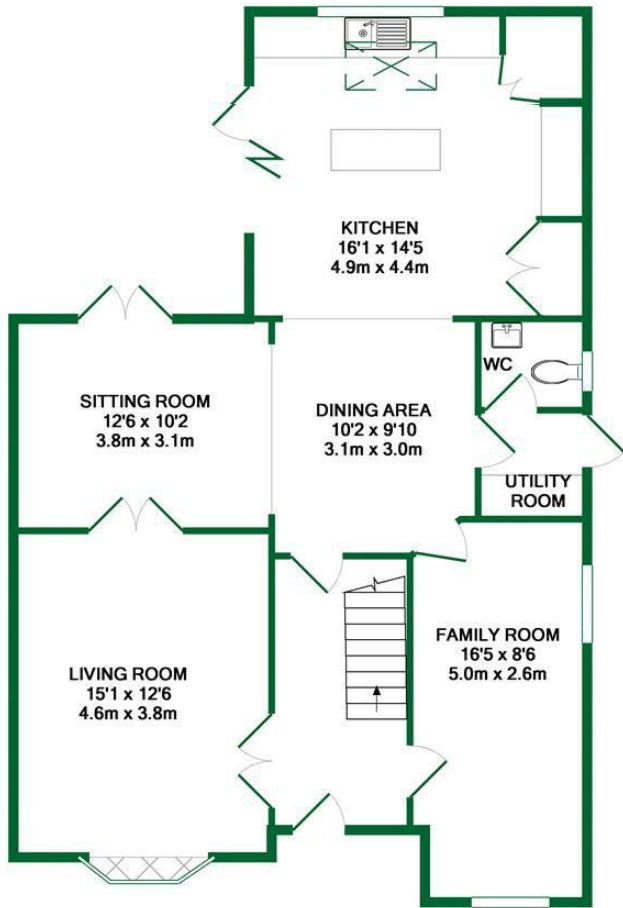
wentworthea.com



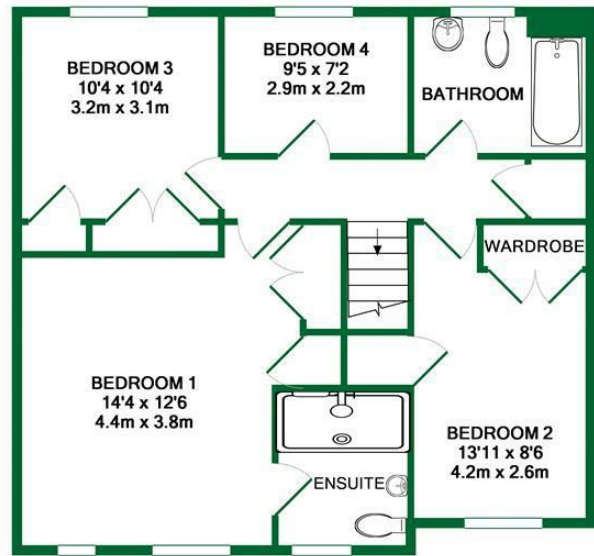
wentworth\_ea



wentworthestateagents



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1647 SQ.FT. (153.0 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  
Made with Metropix ©2018

# 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.