



7 Broadmoor Road,
Waltham St. Lawrence, Reading, RG10 0HY
£900,000



wentworthea.com

Broadmoor Road, Waltham St. Lawrence

Wentworth Estate Agents have pleasure in offering to the market this FOUR BEDROOM SEMI-DETACHED HOUSE with DETACHED DOUBLE GARAGE in Waltham St Lawrence. The property is a short walk to the village church and the Bell public house which is owned by the village charity.

Waltham St Lawrence primary school is the local school and is very popular with a current OFSTED of Outstanding. The village is one of Berkshire's prettiest, with beautiful country walks and stunning views.

Positioned between Maidenhead and Reading but giving easy access to Twyford village which is only a few miles away with a mainline station serving London Paddington and Reading.

Ground floor accommodation comprises of entrance hall, living room with dual aspect windows and open fireplace and bifold doors to the garden. Dining room area which leads through to the kitchen / breakfast room with plenty of base level units and breakfast bar area for seating and cloakroom.

First floor accommodation comprises of 17ft master bedroom with ensuite and walk in wardrobes, a further two double bedrooms with ensuite bathrooms and a smaller fourth bedroom.

Further benefits include laid to lawn garden with a stunning view of a field behind with horses, double detached garage, plenty of parking at the front of the property and scope for further development above the garage (STPP) and an opportunity to live within a very popular village.

NO ONWARD CHAIN

EPC - E



Entrance Hall

A good size entrance hall with access two access doors to the living room

Living Room

A front to back, 24ft living room with bay window at the front and bi fold doors at the rear into the garden. The room is carpeted with an open fire place, creating that lovely cosy cottage atmosphere.

Dining Room

Accessed from the living room, with wooden flooring and large enough for an 8 seater table.

Study

At the front of the house with a bay window and space for two desks and a storage cupboard.

Kitchen / Breakfast room

A good size kitchen / breakfast room with plenty of base level units, oven, breakfast bar area with seating and a further space for a table at the back, with patio doors to the garden.

Cloakroom

Accessed from the kitchen with WC and wash hand basin

Master Bedroom and Ensuite

A 17ft master bedroom with double windows looking into the garden, walk in wardrobe and ensuite with shower, wash hand basin and WC.

Bedroom 2 and Ensuite

At the front of the property, a good size double bedroom with fitted wardrobes and ensuite shower room, WC and wash hand basin.

Bedroom 3 and Ensuite

At the rear of the property, a further double bedroom with shower ensuite, WC and wash hand basin.

Bedroom 4

At the front of the house, a good size bedroom.



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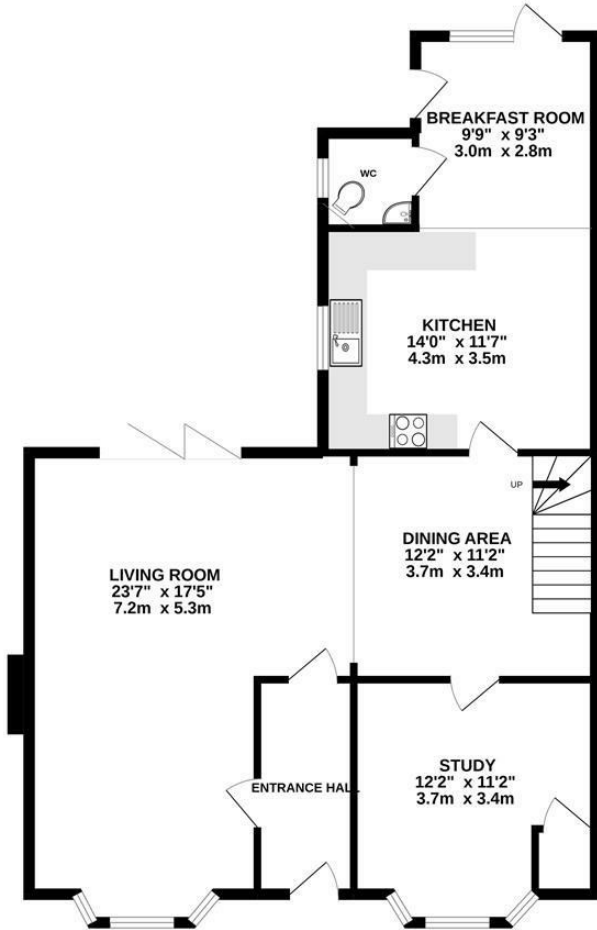


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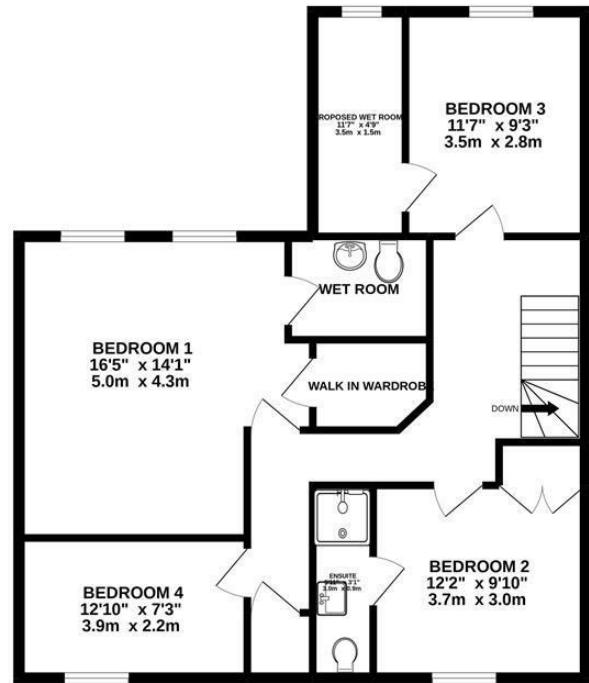


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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1894sq.ft. (176.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.