The Estate Agent People Recommend

WentWorth
Estate Agents

# 34 Jarvis Drive, Twyford RG10 9EW

## Price guide £450,000

Wentworth Estate Agents are pleased to offer to the market a TWO DOUBLE BEDROOM mid terraced property built in the mid 1990's in a sought after close in North Twyford.

Ground floor accommodation comprises of entrance hall, cloakroom, re-fitted kitchen with plenty of eye and base level units, oven, gas ring hob, integrated dishwasher, living room through to the conservatory opening onto the garden.

First floor accommodation comprises of two double bedrooms with fitted wardrobes and family bathroom with bath and shower over, WC and wash hand basin.

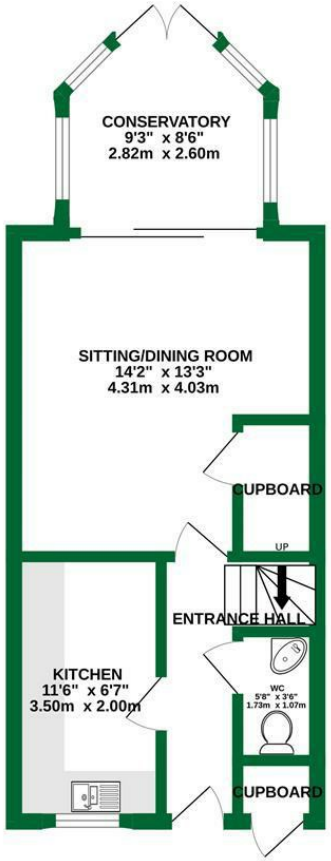
Further benefits include laid to lawn rear garden with access at the rear, two allocated parking spaces, double glazed windows and gas central heating.

Jarvis Drive is a small close with no through traffic and has a variety of houses built by Charles Church. The village centre is about 1 mile away with a good selection of shops, restaurants and public houses along with Twyford mainline station serving Reading and London Paddington with the benefit of the Elizabeth line.

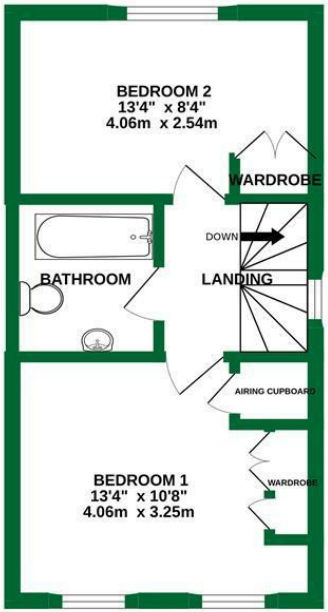
The larger towns of Reading, Maidenhead and Henley on Thames are all within about a 15 minute drive with the M4, M40 and M25 all readily accessible.

EPC rating - C
Council tax band - D

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.




1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.




TOTAL FLOOR AREA : 768 sq.ft. (71.4 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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## ACCOMMODATION

- TWO DOUBLE BEDROOMS
- SOUGHT AFTER CLOSE IN NORTH TWYFORD
- GROUND FLOOR CLOAKROOM
- CONSERVATORY
- REFITTED KITCHEN
- REPLACEMENT DOUBLE GLAZING
- TWO ALLOCATED PARKING SPACES
- PRIVATE REAR GARDEN
- FREEHOLD

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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.