

The Estate Agent People Recommend



24 Wessex Gardens,  
Twyford  
RG10 0AY

Price guide £625,000



Wentworth Estate Agents have pleasure in offering to the market a DETACHED FOUR BEDROOM HOUSE with Garage within a sought after area in Twyford.

The property gives easy access to all local shops, restaurants, Waitrose and Tesco Express. Within walking distance to Twyford train station, serving London Paddington and Reading. There is also good access to main roads, A4/M4/M40.

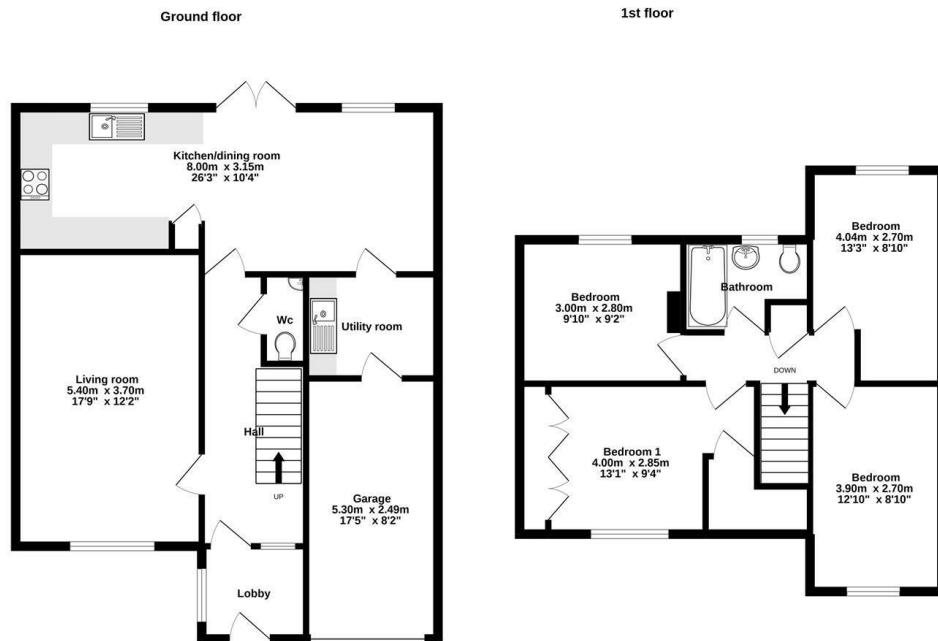
Within catchment for Polehampton infant and Junior School, Colleton Primary School, Charvil Piggott Primary School and Piggott Secondary School.

Ground floor accommodation comprises of good size entrance hall with space for coats and shoes, cloakroom, 18ft living room and kitchen / dining room with plenty of eye and base level units, with integrated dishwasher, single oven, 4 ring gas hob and double doors to the garden. Accessed from the kitchen a utility room with storage cupboards, sink and space for a washing machine and dryer and access to the garage.

First floor accommodation comprises of master bedroom with fitted wardrobes, a further three bedrooms and family bathroom with WC, wash hand basin and bath with shower over.

Further benefits include gas central heating, good size garden laid to lawn, parking for numerous cars and garage.

EPC - D



**TOTAL FLOOR AREA : 120.0 sq.m. (1292 sq.ft.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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

- FOUR BEDROOM DETACHED HOUSE
- WALKING DISTANCE TO TWYFORD VILLAGE AND MAINLINE STATION
- LOVELY KITCHEN / DINING AREA
- GOOD SIZE BEDROOMS
- GARAGE
- GARDEN LAID TO LAWN
- PLENTY OF PARKING ON DRIVEWAY



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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.



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