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35 Middlefields,  
Ruscombe, Reading, RG10 9DG  
**Offers in excess of £600,000**

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# Middlefields, Ruscombe

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Nestled in the charming area of Middlefields, Ruscombe, this delightful semi-detached house offers a perfect blend of modern living and comfort. With four well-proportioned bedrooms, this property has been thoughtfully extended to include a study, making it ideal for families or those who work from home.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the large kitchen and dining room, which boasts a generous island, perfect for casual dining and social gatherings. Adjacent to the kitchen, you will find a fantastic utility and pantry room, adding to the practicality of this well-designed space.

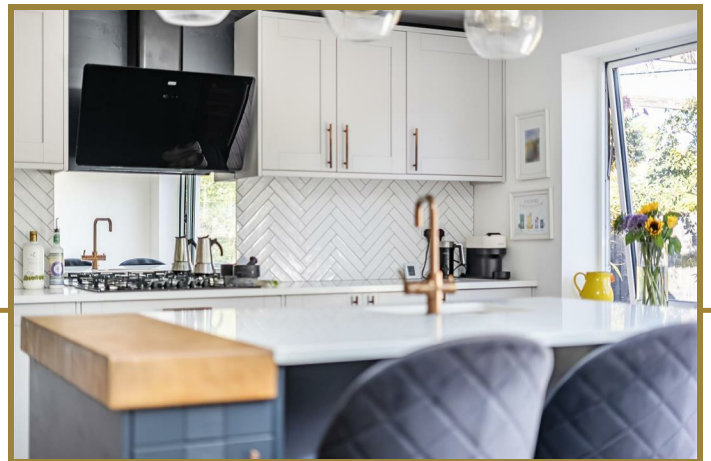
The family bathroom has recently undergone a refurbishment, ensuring a fresh and contemporary feel. This attention to detail enhances the overall appeal of the property, making it a wonderful place to call home.

Outside, the property benefits from a driveway that accommodates parking for two cars, a valuable feature in this sought-after location. Walking distance to Twyford railway station with the benefit of the Elizabeth Line and walking distance to the village centre and local shops.

The property also benefits with an opportunity to extend the 2nd Floor over the existing extension (STPP).

With its spacious layout, modern amenities, and convenient location, this semi-detached house in Ruscombe is an excellent opportunity for those seeking a family home that meets the demands of contemporary living.

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



### Entrance hall

A great size entrance with plenty of space under the stairs for coats and shoes. Access via double doors to the living room.

### Living room

A great size 17ft room with a large window, plenty of natural light. A good space for a large sofa and chair.

### Study

An additional space, perfect office area, space for a desk, chair and storage.

### Family room / Bedroom 4

With plenty of natural light from the window and lantern, this is a great size room and can be used as a bedroom or snug.

### Shower room

Opposite the family room/bedroom a half tiled bathroom with wash hand basin, WC and shower.

### Kitchen / dining room

A 21ft kitchen / dining room, the hub of the house, perfect for entertaining. With a large island, space for three stools and additional storage. Plenty of high and base level units, gas hob, double oven and integrated dishwasher. Natural light oozes through from the large lantern and bi fold doors.

### Utility room

Located off the kitchen a fantastic usable space with an additional sink and plenty of storage. Space for the washing machine and dryer. A walk in pantry/utility room.

### Bedroom 1

At the rear of the property a 13ft bedroom with fitted wardrobes.

### Bedroom 2

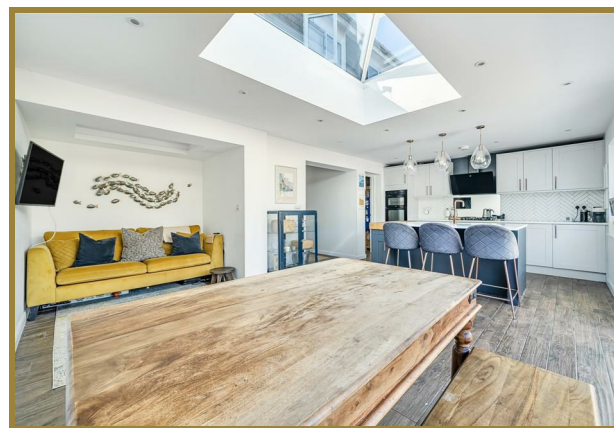
At the front of the property, a good size single bedroom

### Bedroom 3

At the front of the property, a good size single bedroom.

### Family Bathroom

A beautifully refurbished, fully tiled family bathroom with bath and shower over, wash hand basin with storage under and WC.



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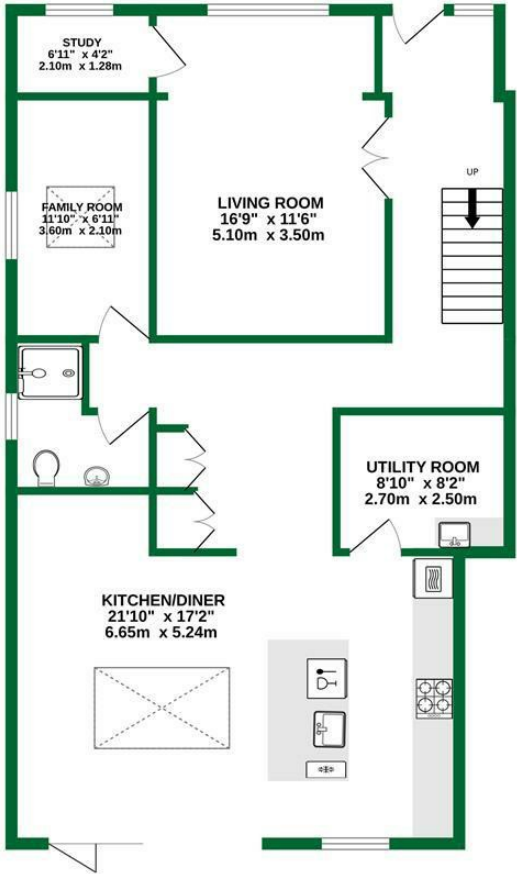
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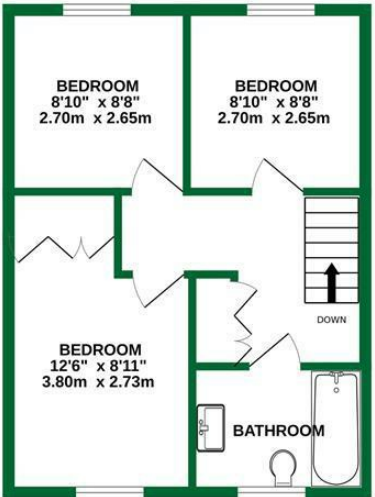
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GROUND FLOOR  
948 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1357 sq.ft. (126.0 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.