The Estate Agent People Recommend

WentWorth
Estate Agents

37 Middlefields, Ruscombe RG10 9DG

Offers in excess of £490,000

Wentworth Estate Agents have pleasure in offering to the market a THREE BEDROOM SEMI-DETACHED HOUSE WITH A FURTHER BEDROOM/STUDY ON THE SIDE. The property is within Twyford/Ruscombe, a short walk to the centre and Twyford mainline train station, serving London Paddington and Reading.

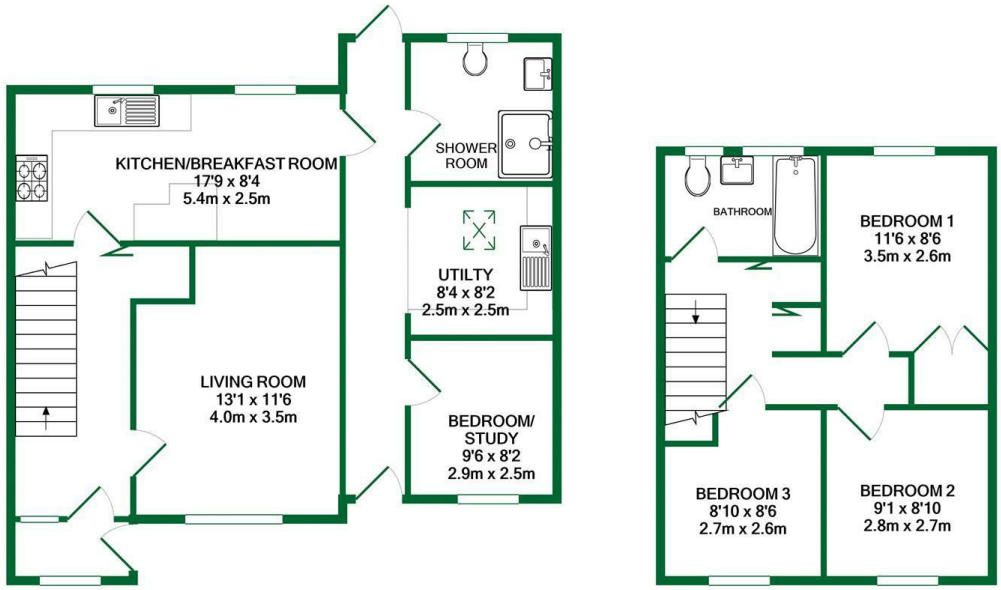
Twyford village has shops, coffee shops, restaurants, pubs, Tesco Express and Waitrose. The property is within catchment for Polehampton Infant and Junior School and Pigott Senior School.

Ground floor accommodation comprises of porch with space for coats and shoes, entrance hall, living room, re-furbished kitchen / dining room with plenty of eye and base level units, integrated dishwasher, oven, hob and a small breakfast bar with space for two stools. There is the added benefit of an additional entrance to the property, with a double bedroom/study and fitted wardrobes, kitchen/utility area and bathroom with shower, WC and wash hand basin.

First floor accommodation comprises of Three Bedrooms and re-furbished family bathroom, with bath and shower over, wash hand basin with storage under and WC.

Further benefits include gas central heating, private laid to lawn garden with a garden room which has electrics, parking for one car on the driveway and this could be increased due to the space at the front of the property.

EPC - C



GROUND FLOOR 1ST FLOOR

TOTAL APPROX. FLOOR AREA 1130 SQ.FT. (105.0 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 ©2021

ACCOMMODATION

- THREE BEDROOM SEMI-DETACHED
- FURTHER BEDROOM / STUDY ON THE SIDE OF THE HOUSE
- WITHIN WALKING DISTANCE TO TWYFORD VILLAGE AND TRAIN STATION
- GOOD GROUN FLOOR LIVING SPACE
- TWO BATHROOMS
- PRIVATE GARDEN
- GARDEN ROOM
- PARKING

WentWorth Estate Agents

wentworthea.com

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

wentworth_ea wentworthestateagents

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.