



Pine Croft Lodge Road,
Hurst, Reading, RG10 0SG
£1,299,000



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Lodge Road, Hurst

Wentworth Estate Agents have pleasure in offering to the market a beautiful DETACHED FIVE BEDROOM FAMILY HOME located in the very sought after village of Hurst. Within a short distance is Twyford (1.5 miles) and Winnersh (1.5 miles) with mainline stations serving London Paddington and London Waterloo respectively, with Reading served from both.

Dinton Pastures country park is a few minutes walk away.

Hurst is a superb village with a Post Office, Bakery, Village Shop and local public houses. Twyford offering a selection of shops and restaurants with a Waitrose supermarket and Winnersh a Sainsburys. All major roads including the M4, A329M, A329 and A4 are all within a short drive making this an ideal position.

Ground floor accommodation comprises Entrance Hall, Cloakroom, Study, Living Room, Dining Room, Kitchen/Breakfast Room and utility.

First floor accommodation comprises master bedroom with ensuite, three further double bedrooms, single bedroom and family bathroom.

Further Benefits include front brick paved driveway leading to the double garage and small garden area, laid to lawn private rear garden, gas central heating.

School catchment is Dolphin Primary School, St Nicholas Primary School, Reading BlueCoats in Sonning, Reddam Primary and Senior School, Queen Anne's in Caversham, Forest boys, The Holt girls and Emmbrook senior schools are all nearby . EPC rating D

NO ONWARD CHAIN



Entrance Hall

Large spacious entrance hall, carpeted with access to the living room, dining room, study, kitchen and cloakroom and stairs to the first floor.

Cloakroom

Tiled cloakroom with WC and wash hand basin

Living Room

Accessed from the entrance hall, 24ft living area with dual aspect windows, fireplace and sliding doors to the rear garden.

Dining Room

Accessed from the hallway, good size room with space for an 8 seater table and windows overlooking the rear garden

Study

At the front of the property, 14ft study, perfect for two to three desks.

Kitchen/breakfast room

A good size room at the rear of the property, plenty of eye and base level light oak fronted units, integrated dishwasher, integrated fridge and freezer. Space for a table at the far end of the room, with a window looking into the rear garden.

Utility Room

Accessed from the kitchen, an additional sink and space for washing machine and dryer and door to the side of the house and access to the garage.

Master Bedroom and Ensuite

A 15ft master bedroom at the back of the property looking into the garden with fitted wardrobes and ensuite bathroom, with WC, wash hand basin and shower.

Bedroom 2

Double bedroom at the front of the property with fitted wardrobes.

Bedroom 3

A further double bedroom at the front of the property with fitted wardrobes.

Bedroom 4

Double bedroom at the rear of the property.

Bedroom 5

A single bedroom at the front of the property

Family bathroom

Four piece family bathroom with bath, shower, WC and wash hand basin.



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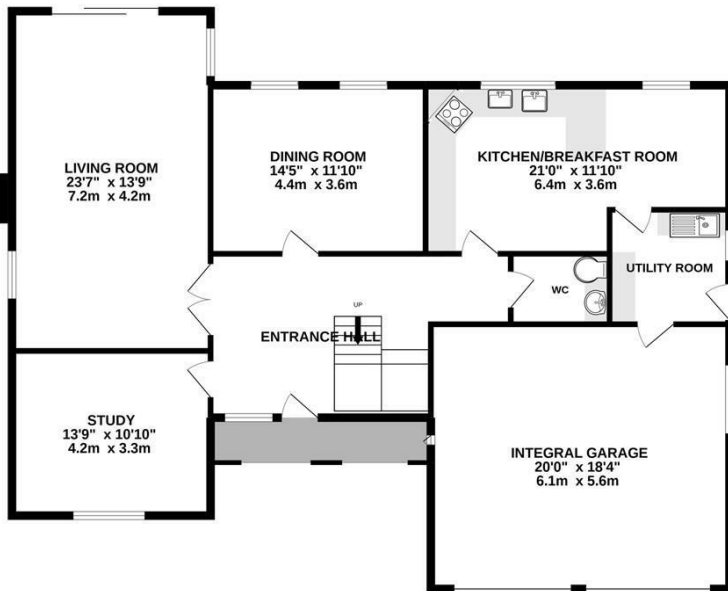
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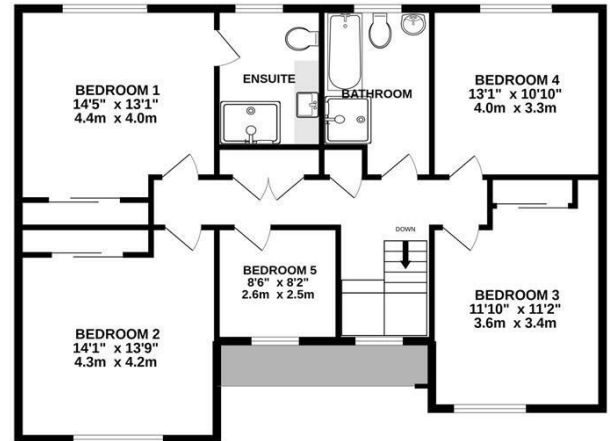
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2207sq.ft. (205.0 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.