The Estate Agent People Recommend

WentWorth Estate Agents

# 52 New Road, Twyford RG10 9PT

## Price guide £675,000

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

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

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

Ground floor accommodation comprises of entrance hall, newly refurbished cloakroom, large living room and good size kitchen / dining room with patio doors to the garden. The kitchen benefits with plenty of eye and base level units, double oven, hob and breakfast bar with space for four stools, a utility area and side door to the garage.

First floor accommodation comprises of large double bedroom with double fitted wardrobes, a further double bedroom with fitted wardrobes, newly refurbished fully tiled family bathroom with bath and shower over, wash hand basin and WC plus a further room, perfect for a study with stairs to the second floor.

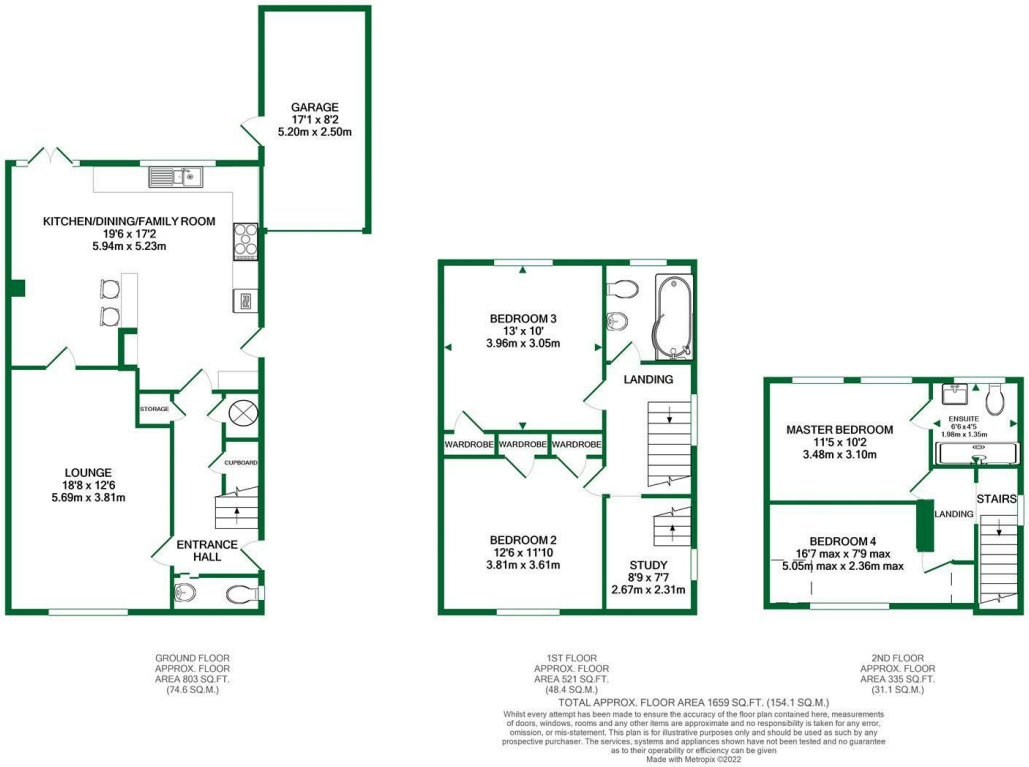
Second floor accommodation comprises of master bedroom with storage and a fully tiled shower ensuite, WC and wash hand basin and a further bedroom. Both rooms benefit with fantastic views of Twyford.

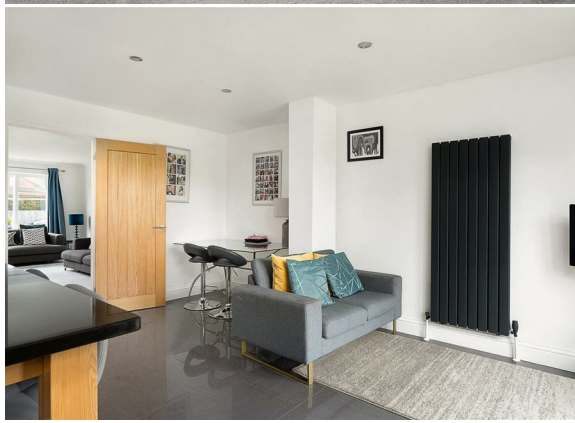
Further benefits include gas central heating, private laid to lawn garden, newly refurbished family bathroom and cloakroom, parking for numerous cars on driveway, garage and UPVC double glazed windows.

EPC - D

## ACCOMMODATION

- FOUR BEDROOM SEMI-DETACHED
- PARKING FOR NUMEROUS CARS ON DRIVEWAY
- GARAGE
- PRIVATE LAID TO LAWN GARDEN
- GOOD SIZE KITCHEN / DINING ROOM
- NEWLY REFURBISHED FAMILY BATHROOM AND CLOAKROOM
- WITHIN WALKING DISTANCE TO TWYFORD





WentWorth Estate Agents

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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.