WentWorth
Estate Agents

64 Broadwater Road,
Twyford, RG10 0EU

Price guide £895,950

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Broadwater Road

Nestled in the charming area of Twyford, this impressive detached house on Broadwater Road offers a perfect blend of space and comfort. Set on a desirable corner plot, the property boasts a generous layout with three inviting reception rooms, ideal for both relaxation and entertaining.

With four well-proportioned bedrooms, this home provides ample accommodation for families or those seeking extra space. The two modern bathrooms ensure convenience for all residents, making morning routines a breeze.

The property is further enhanced by its double garage, providing secure parking and additional storage options. The front and rear gardens offer delightful outdoor spaces, perfect for enjoying the fresh air or hosting summer gatherings. With parking available for four or more cars, this home is well-equipped for families or those who enjoy hosting guests.

One of the standout features of this property is its excellent ground floor space, which allows for versatile living arrangements. The location is particularly appealing, as it is within walking distance to Twyford railway station, making commuting to nearby towns and cities effortless.

This delightful home presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious and well-appointed residence.
Don't miss the chance to make this exceptional property your own.

Entrance Hall
A large, spacious entrance filled with plenty of natural light, featuring a large window and Velux window. The space has been thoughtfully designed to make the most of the area, with beautifully integrated storage cleverly positioned under the stairs.

Cloakroom
Located off the hallway, the cloakroom comprises a wash hand basin, WC and window, allowing plenty of natural light into the space.

Study
Situated at the front of the property, this good-sized office is carpeted and benefits from a large window, allowing plenty of natural light to fill the room.

Living room
This impressive 20ft living room runs from the front to the rear of the property, offering a spacious and versatile area with dual-aspect windows and patio doors opening onto the garden. A wonderful space to relax and unwind, featuring a charming exposed brick open fireplace as a focal point.

Kitchen
Accessed from the hallway, this good-sized kitchen offers plenty of storage with a range of eye and base-level units, along with an oven and grill, integrated dishwasher and gas hob. There is also ample space for a dining table and chairs. Dual-aspect windows provide plenty of natural light, while a door leads directly out to the garden and patio area.

Dining room
Situated just off the kitchen, this bright and versatile space benefits from dual-aspect windows and sliding doors opening directly onto the garden. There is also convenient access to the garage.

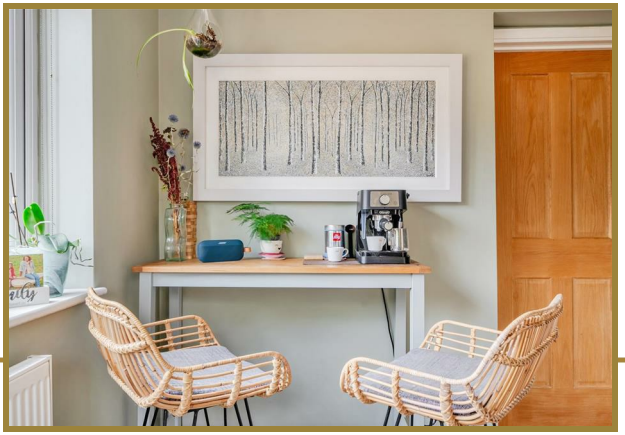
Bedroom 1 and Ensuite
Situated at the rear of the property, this well-proportioned bedroom benefits from floor-to-ceiling fitted wardrobes and dual-aspect windows, allowing plenty of natural light to flood the room.
The en-suite is half-tiled and features a shower, WC and stylish floating wash hand basin with useful storage beneath.

Bedroom 2
A good-sized double bedroom featuring a large window, allowing plenty of natural light to fill the room.

Bedroom 3
Situated at the rear of the property, this is a good-sized double bedroom offering a comfortable and well-proportioned space.

Bedroom 4
Situated at the front of the property, this good-sized single bedroom is currently utilised as a home office and additional living space, offering a versatile room to suit a variety of needs.

Family Bathroom
The bathroom is half-tiled and features a bath with shower over, WC and a stylish floating wash hand basin with useful storage beneath.



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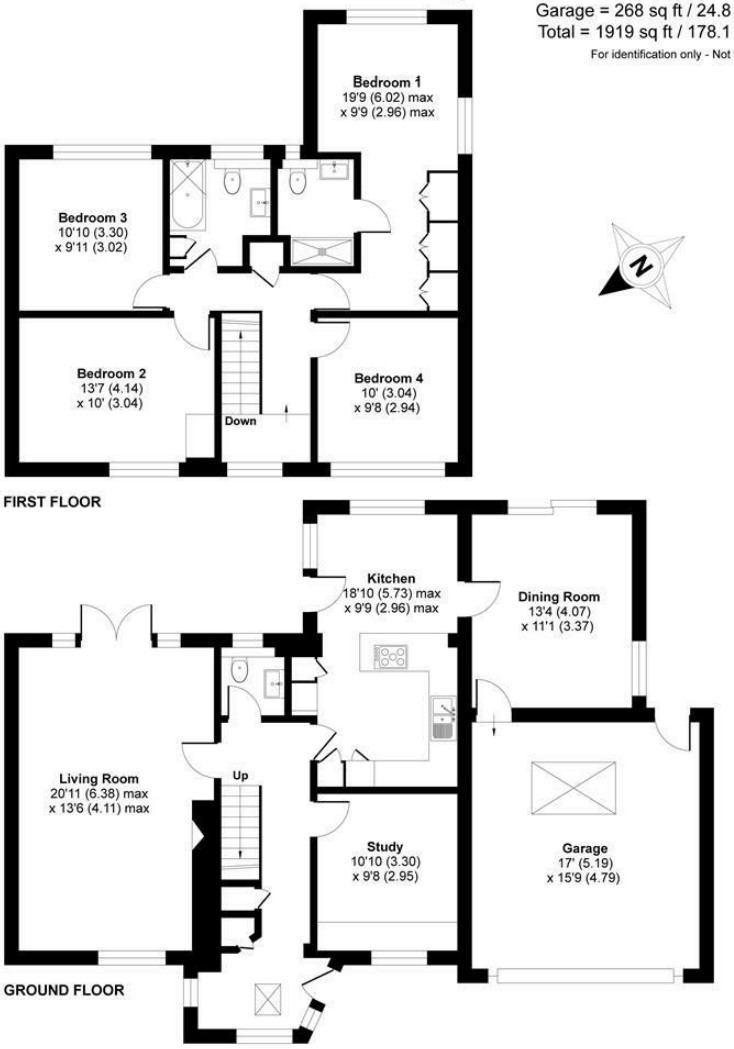
Broadwater Road, Twyford, Reading, RG10

Approximate Area = 1651 sq ft / 153.3 sq m
Garage = 268 sq ft / 24.8 sq m
Total = 1919 sq ft / 178.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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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.