The Estate Agent People Recommend

WentWorth Estate Agents

8 Butchers Row Polehampton Close, Twyford RG10 9TW

Price guide £295,000

Nestled in the charming area of Polehampton Close, Twyford, Reading, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat in a friendly neighbourhood.

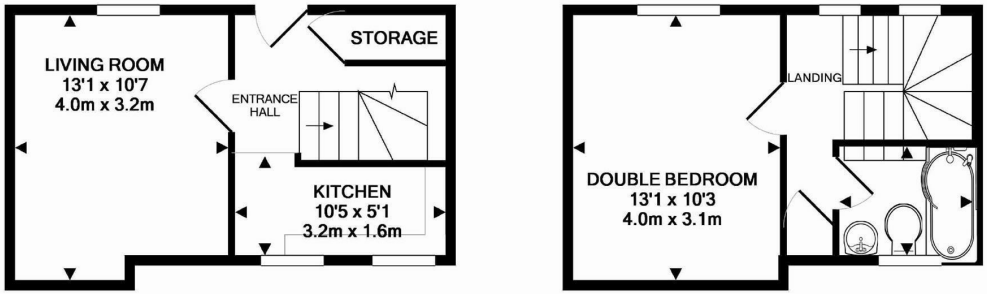
Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property features a well-appointed bathroom, ensuring that your daily routines are both comfortable and efficient. The kitchen, located off the hallway offering plenty of storage and worktop space and plenty of light for culinary creativity.

Located in Twyford, this home benefits from excellent local amenities, including shops, schools, and parks, making it an ideal choice for those who appreciate community living. The area is well-connected, with Twyford railway station within walking distance serving Reading and London Paddington with access to the Elizabeth Line.

This mid-terrace house in Polehampton Close presents a wonderful opportunity for anyone looking to establish a home in a sought-after location. With its charming features and practical layout, it is sure to appeal to a variety of buyers.

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



GROUND FLOOR
APPROX. FLOOR
AREA 257 SQ.FT.
(23.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 245 SQ.FT.
(22.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 501 SQ.FT. (46.6 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
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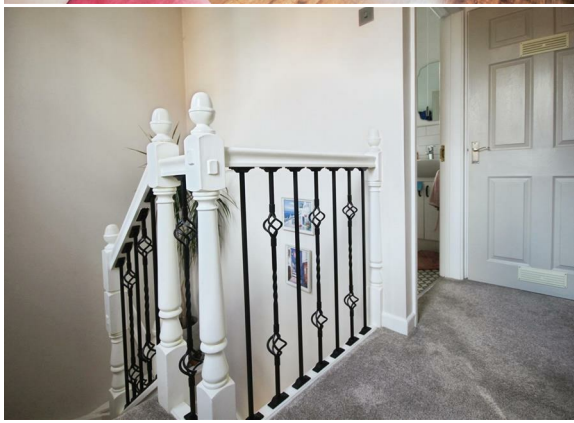
ACCOMMODATION

- One bedroom mid terrace
- Centre of Twyford
- Walking distance to Twyford railway station
- Walking distance to the shops, Waitrose and Tesco Express
- Lovely courtyard area
- Parking for one car
- 165 years on the lease
- £121.15 per month service charge
- No onward chain



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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.