



HUNT & NASH

Est. 1938

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# 35 Amberley Drive, Twyford Berkshire RG10 9BX

**CLOAKROOM: LARGE RECEPTION ROOM WITH SITTING AREA AND DINING AREA  
KITCHEN: THREE BEDROOMS: FAMILY BATHROOM  
PRIVATE REAR GARDEN: SHARED DRIVEWAY WITH SINGLE GARAGE  
HIGHLY SOUGHT AFTER LOCATION: NO ONWARD CHAIN  
EPC RATING TBC**



## Description

Offered for sale with no onward chain and on the market for the first time in a very long time, the three bedroom semi detached family house is generally well presented throughout but would now benefit from some updating.

The property has been extended at the front to provide a pleasant entrance porch and a cloakroom and open into a large reception room with an attractive fireplace, doors to the rear garden and a dining area.

The kitchen enjoys a southerly front aspect and plenty of natural light and is fitted with a range of matching wall and base units plus a door to the side of the property.

On the first floor there are three generous bedrooms (two doubles, one single) and a family bathroom.

## Outside

Both the front and rear gardens have been well maintained and are stocked full with perennial flowers and shrubs and mature hedging providing plenty of privacy.

To the side of the property is a shared drive that leads to a single garage with an up and over door.

Twyford is a thriving village with excellent amenities including good local shops, Waitrose, several restaurants and pubs and mainline station to Paddington (from approx. 25 mins.), link line to Henley-on-Thames and will be on the Crossrail network providing a direct link to Heathrow, the West End, City and East London without the need to change. There is delightful countryside surrounding the village yet the large centres of Reading, Maidenhead, Windsor, Bracknell and Wokingham are easily accessible as are both the M4 & M40

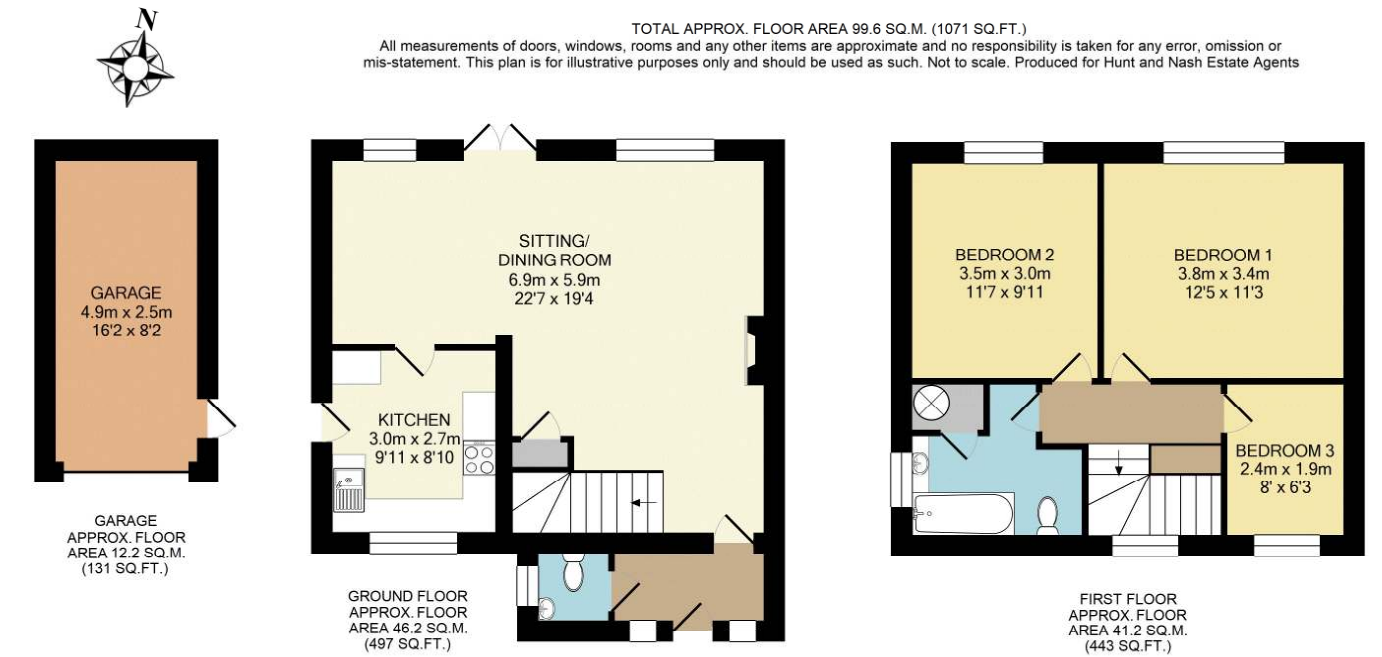
## Directions

Please contact our offices on 0118 934 1000

**GUIDE PRICE . . . £445,000 . . . FREEHOLD**

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment  
Tel: 0118 934 1000 Email: [twyford@huntandnash.co.uk](mailto:twyford@huntandnash.co.uk)





Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

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