



21a

WEBB'S
BAKERY

HUNT & NASH
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Webb's Bakery, 21a, Church Street, Twyford Berkshire RG10 9DN

**FABULOUS TWO BEDROOM COTTAGE
SPACIOUS SITTING ROOM: RE FITTED MODERN KITCHEN
STYLISH FIRST FLOOR SHOWER ROOM
PRIVATE COURTYARD GARDEN: TWO PARKING SPACES
CENTRAL LOCATION CLOSE TO SHOPS AND TRAIN STATION
NO ONWARD CHAIN: EPC RATING C**



This stunning two bedroom terraced cottage is superbly presented throughout and is ideally located within a short walk of the village centre and Twyford Mainline Railway Station. The property is also offered for sale with no onward chain and immediate vacant possession upon completion.

The accommodation comprises of a spacious double aspect sitting room with fitted 'plantation style shutters' and double doors out to the rear courtyard. The kitchen/breakfast room is fitted with a range of matching wall and base units, above and below fitted worktops with space for all the usual appliances and room for a dining table.

On the first floor the main bedroom has a range of fitted wardrobes and a vaulted ceiling with exposed beams. There is a second single bedroom, a landing that is suitable as a home office area and a re fitted modern shower room with white sanitary ware and a 'wet room style' walk in shower.

To the rear of the property is a private paved courtyard garden with a wooden gate leading to two allocated parking spaces.

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

HMRC Anti Money Laundering

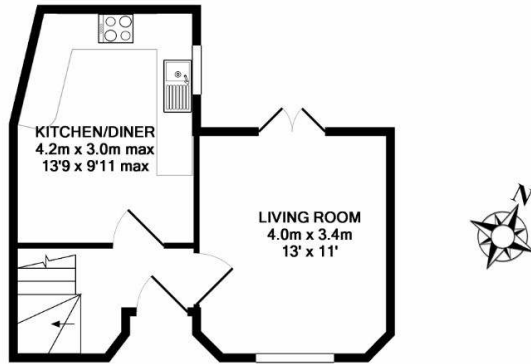
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £399,950 . . . LEASEHOLD

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: 01189 341000 Email: twyford@huntandnash.co.uk



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 59.0 SQ.M. (635 SQ.FT.)

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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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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