

HUNT & NASH

Est. 1938

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4 The Grove, Twyford Berkshire RG10 9DT

**THREE BEDROOM TERRACED FAMILY HOME
SITTING ROOM: DINING AREA: FITTED KITCHEN
FAMILY BATHROOM: DOUBLE GLAZED WINDOWS
GAS FIRED CENTRAL HEATING: ENCLOSED REAR GARDEN
CONVENIENT LOCATION: GARAGE: NO ONWARD CHAIN: EPC RATING D**



Well maintained and well presented three bedroom family home set around a communal green in a very central, convenient location within a short walk of Twyford village centre and the mainline railway station to London Paddington (Crossrail).

The accommodation comprises of an L-shaped reception room with a sitting area to the front and dining area at the rear with patio doors to the rear garden. From the dining area is an opening into the kitchen that is fitted with a range of matching wall and base units comprising of cupboards and drawers with complementing work surfaces and space for the usual appliances.

On the first floor there are three generous bedrooms and a family bathroom plus access to the roof space. Other benefits include gas fired central heating and double glazing and there is a single garage in a nearby block.

The rear garden is slightly larger than some of the neighbouring properties and is well maintained with a variety of mature plants and shrubs. Outside the front of this terrace of houses is a lovely communal garden that is well maintained by way of a small annual contribution from the surrounding homes.

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

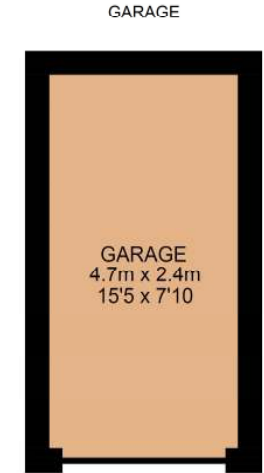
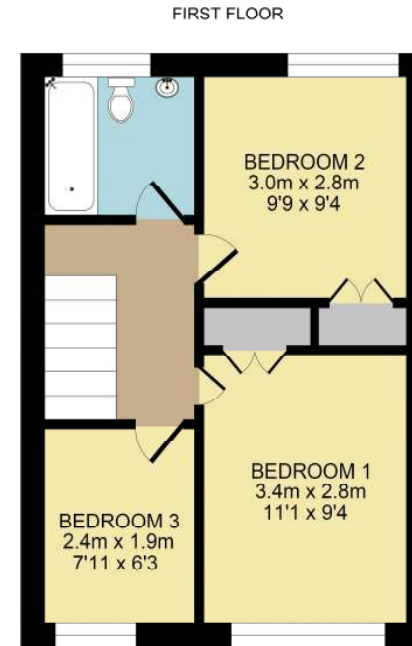
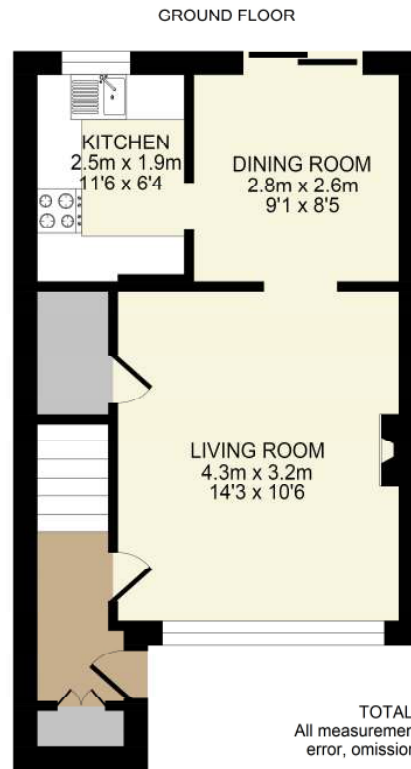
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £389,950 . . . 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



TOTAL APPROX. FLOOR AREA 69.4 SQ.M / 747 SQ.FT (EXCL. GARAGE 11.1 SQ.M / 119 SQ.FT)
 All 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. Not to scale. www.huntandnash.co.uk

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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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