



HUNT & NASH

Est. 1938

[www.huntandnash.co.uk](http://www.huntandnash.co.uk)



# St Merryn, Lodge Road, Whistley Green Berkshire RG10 0EG

**SUPERBLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME  
HIGHLY SOUGHT AFTER LOCATION: LOVELY SITTING ROOM  
23' KITCHEN/BREAKFAST ROOM: CONSERVATORY  
EN SUITE SHOWER ROOM TO MASTER BEDROOM: GROUND FLOOR FAMILY BATHROOM  
PRIVATE REAR GARDEN: AMPLE PARKING: DETACHED GARAGE/HOME OFFICE  
EPC RATING D**



## Description

This superbly presented semi detached family home is in the heart of this desirable hamlet with spacious accommodation and plenty of potential\*.

On the ground floor there is a welcoming entrance hall and a lovely sitting room with an attractive fireplace and a wooden floor. Double doors lead to a 23' kitchen breakfast room that is fitted with an extensive range of wall and base units with integrated appliances. Off the kitchen is a recent conservatory with double doors out to the garden.

Completing the ground floor accommodation is a third (double) bedroom and a family bathroom and on the first floor is a large master bedroom with an en suite shower room and a further double bedroom. There is plenty of eaves storage and large picture windows allowing plenty of natural light.

\*The adjoining property has been significantly altered and extended and enquiries regarding this should be directed to Wokingham District Council.

## Outside

To the front of the property is a newly gravelled driveway providing off road parking for 3 cars with side access to the rear. There is a detached garage, the rear of which has been converted into an office but could just as easily be reinstated.

The rear garden enjoys a sunny aspect and is laid mainly to lawn with mature flower and shrub borders and a gravelled patio area accessed from the kitchen.

Whistley Green is within about 1.5 miles of Twyford which 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 via the M4.

## Directions

Please contact our offices on 0118 934 1000

**OIEO . . . £510,000 . . . 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

**HUNT & NASH**  
Est. 1938 [www.huntandnash.co.uk](http://www.huntandnash.co.uk)



ESTATE AGENTS SURVEYORS VALUERS  
RESIDENTIAL LETTINGS & MANAGEMENT

