

HUNT & NASH

Est. 1938

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16 Wensley Close, Twyford Berkshire RG10 9HR



THREE/FOUR BEDROOM SEMI DETACHED FAMILY HOUSE
SPACIOUS ENTRANCE HALL: CLOAKROOM: DOUBLE ASPECT RECEPTION ROOM
KITCHEN/BREAKFAST ROOM: CONSERVATORY
STUDY/FOURTH BEDROOM: LOW MAINTENANCE REAR GARDEN
OFF ROAD PARKING: QUIET CUL DE SAC
BACKING ONTO SCHOOL PLAYING FIELD: NO ONWARD CHAIN
COUNCIL TAX BAND D: EPC RATING D

A well presented three/four bedroom semi detached family home, now in need of some updating, that has been extended and remodelled to provide flexible accommodation located in a quiet cul de sac within easy reach of the village centre.

Upon entering the property there is a spacious entrance hall and a good size reception room that enjoys a double aspect to the front and rear with sliding patio doors to the garden. The kitchen/breakfast room forms part of the extension and is fitted with a range of matching wall and base units above and below fitted worktops. There is a door to the side and sliding glazed doors to the conservatory. Off the breakfast room there is a utility area, a cloakroom and a study /4th bedroom with a range of built in cupboards/wardrobes.

On the first floor there are three bedrooms and a re fitted shower room. All three bedrooms have fitted/built in wardrobes.

To the front of the property is a small garden laid to lawn with a driveway providing off road parking for two cars. A wooden gate with side access leads to the rear garden that has been paved for low maintenance and enjoys a south westerly aspect backing onto Polehampton Infant School playing field. There is a raised decked area (in need of repair) and a wooden summerhouse.

Twyford is a thriving village with excellent amenities including good local shops, Waitrose, several restaurants and pubs and the new Elizabeth Line to Paddington and The City. 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

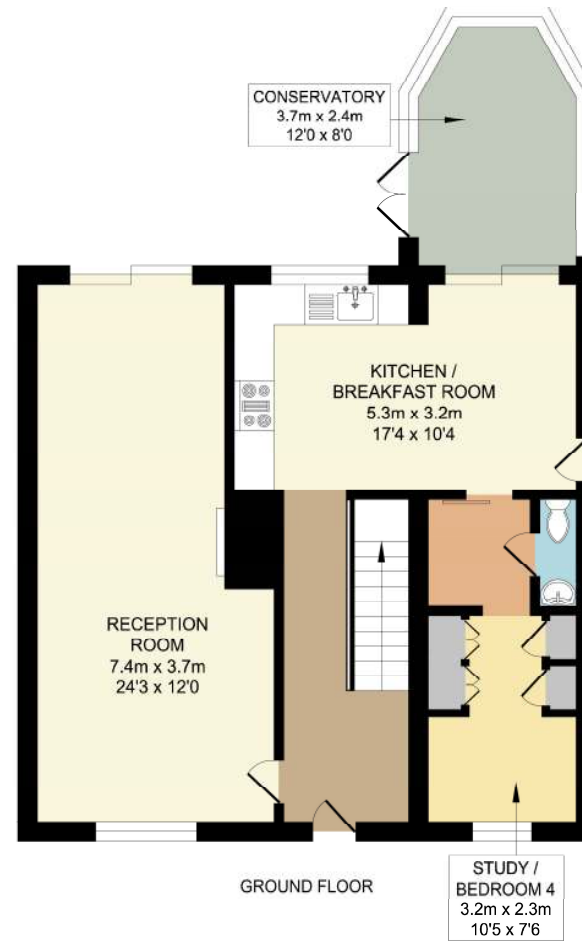
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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

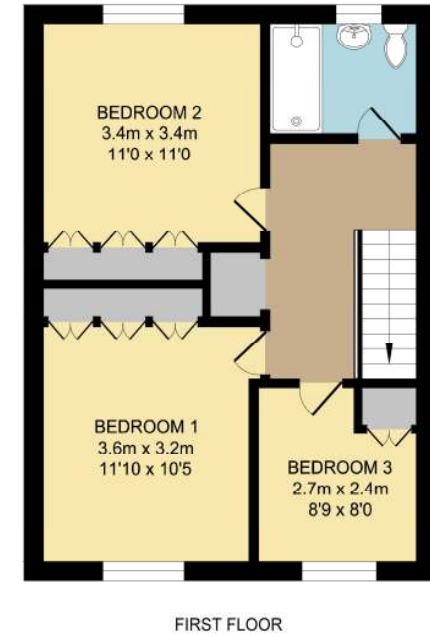
GUIDE PRICE . . . £575,000 . . . FREEHOLD

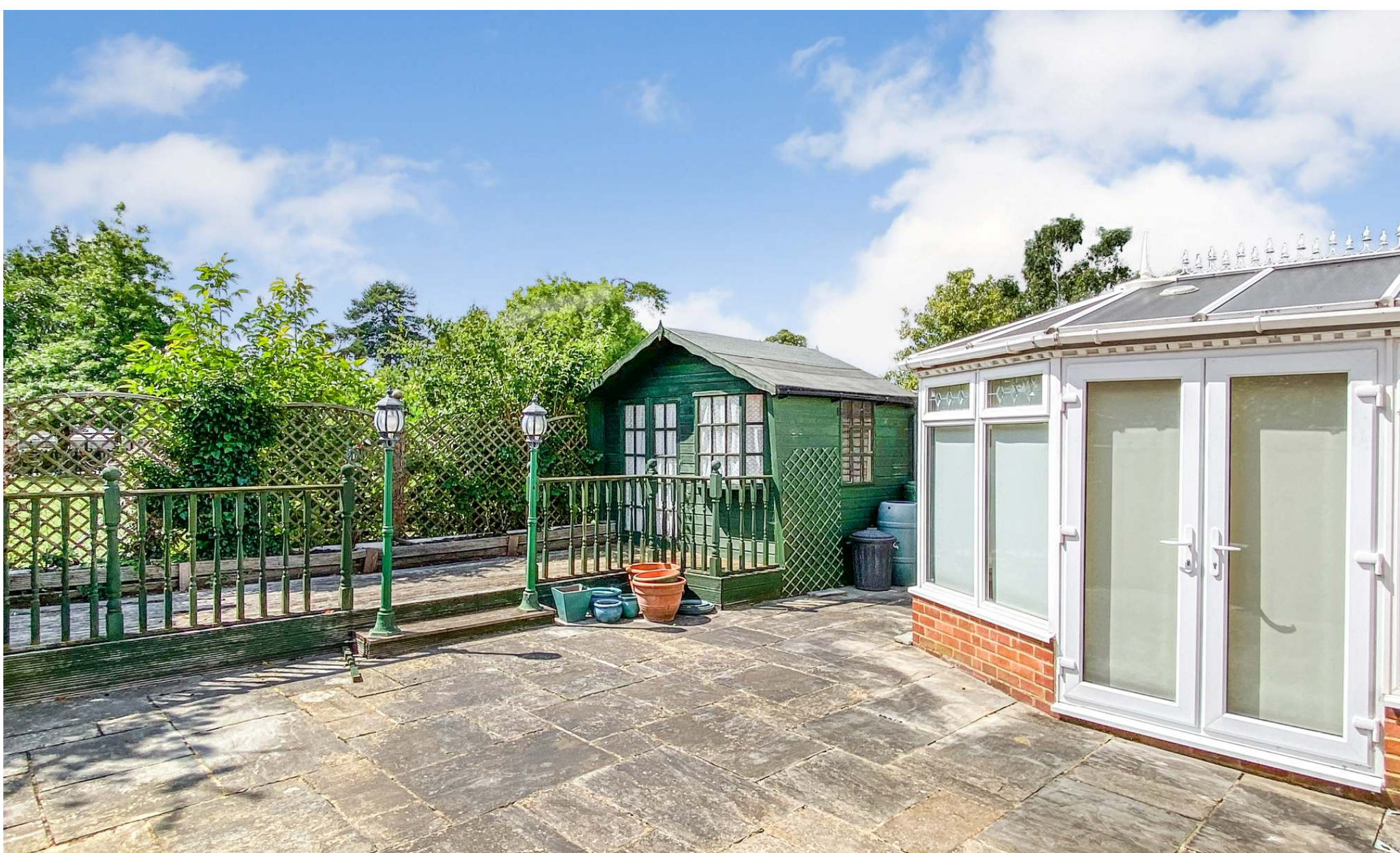
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



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 and should be used as such. Not to scale. www.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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