



A rarely available semi-detached chalet bungalow located in a favoured North Twyford address and offering the opportunity for individual improvement and upgrading to suit an incoming purchasers needs. The property provides versatile and adaptable accommodation with the option of either 3 bedrooms and a study or 4 bedrooms alongside a 16'5 Living room and a conservatory. The gardens are a particular feature and are complimented by generous driveway parking and a garage. The location is a 15minute walk in to Twyford Village centre that offers a variety of amenities with a Waitrose, Tesco Express, Costa Coffee and a number of other independent restaurants and cafes, doctors surgery and dental practices. Twyford Railway Station is also in close proximity serving London Paddington and the Elizabeth line and there are a number of local schools nearby. The property is being sold with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- Option of 4 bedrooms
- Living room with gas fire and patio doors to garden; Conservatory
- Ground floor bathroom with shower
- Established private garden
- Garage & driveway
- No onward chain





Council Tax:

Wokingham Borough Council - Band E

Garden

The garden incorporates a paved patio area with a low-level wall with raised shrub beds and a rustic arch that leads to a lawned garden with a stepping stone pathway. The private garden has established shrub beds and a further creeper clad rustic arch leads to a further area of lawned garden with an area of patio with a small pond and a greenhouse and shed. There is a pedestrian side gate giving access to the driveway and the lawned front garden has established specimen shrubs and conifers.

Additional information:

Parking

The property has driveway parking for multiple vehicles with a 20'6 single garage.

Property construction - Standard form

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast - Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

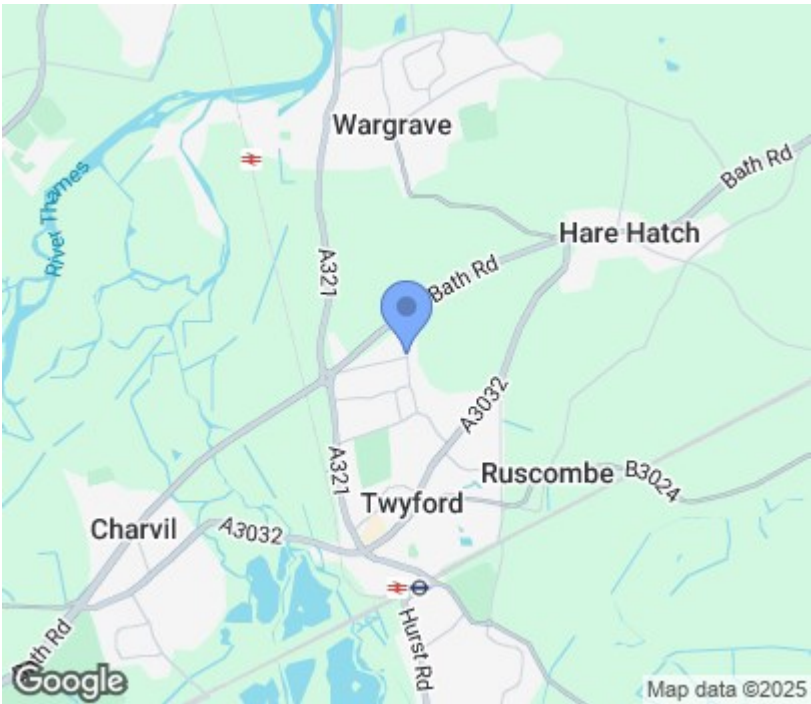
Approximate Gross Internal Area 1146 sq ft - 107 sq m
(Excluding Garage)

Ground Floor Area 902 sq ft – 84 sq m
First Floor Area 244 sq ft – 23 sq m
Garage Area 168 sq ft – 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

HASLAM'S
Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.