

The Terrace

Knowl Hill • Berkshire • RG10 9XB

Guide Price: £650,000



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A beautifully renovated and extended four bedroom, two bathroom Victorian semi-detached home, retaining its original period features throughout. Set in the peaceful village of Knowl Hill, approximately five miles west of Maidenhead along the A4, the area offers easy access to Knowl Hill Primary School, popular pubs and café, scenic countryside walks and excellent commuter access via Twyford Station. The ground floor of the property comprises entrance hallway leading to the 15ft living room, 12ft dining room, 20 kitchen/breakfast room, 10ft play room leading to the utility room and downstairs shower room. To the first floor is the 15ft main bedroom, 12ft second bedroom and 11ft third bedroom. The loft has been converted creating the 11ft fourth bedroom along with a modern family bathroom. Outside there is off street parking, 22ft outbuilding and large private rear garden.

Four bedroom house

Semi detached

Extended

Modernised throughout

Periodic features

15ft living room

20ft kitchen/breakfast room

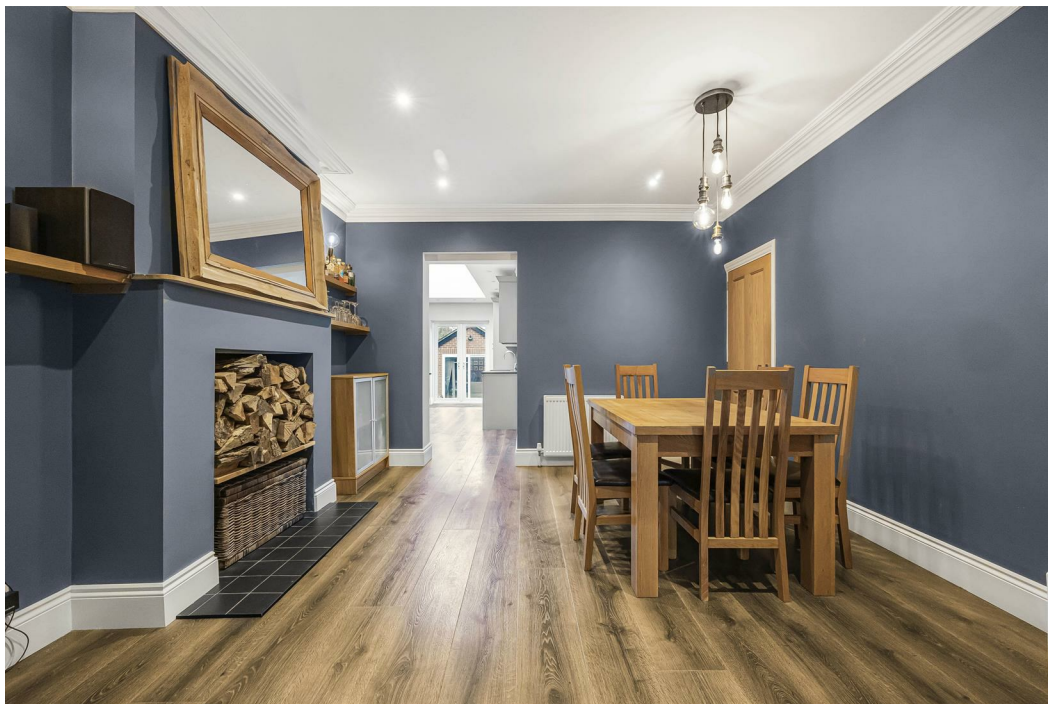
22ft outbuilding

Private rear garden

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





The Terrace, Knowl Hill, Reading, RG10

Approximate Area = 1785 sq ft / 165.8 sq m

For Identification only - Not to scale



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.



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A++ (101-120)		
A+ (81-100)		
A (61-80)		
B (41-60)		
C (21-40)		
D (1-20)		
Not energy efficient - higher running costs		
England & Wales 2009/10/10		

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.