



PHILIP
BOOTH
ESQ.



23 Byron Close, Twyford, Berkshire, RG10 0BG

£975,000

- Generous detached home with no onward chain
- 3 Reception rooms
- Southerly facing enclosed garden
- 0.5 miles to Waitrose and village centre
- Principal bedroom with en suite
- Kitchen/breakfast room
- Driveway parking for 2 cars
- 3 further double bedrooms and family bathroom
- Separate utility room
- 5 minute walk to Twyford station

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23 Byron Close, Twyford RG10 0BG

This well-presented 4-double bedroom detached home is ideal for anyone wanting easy access to London being just 0.2 miles from Twyford Station, which offers both Elizabeth Line and mainline access to London Paddington. 3 reception rooms and a kitchen/breakfast room, driveway and garage parking and a southerly facing enclosed rear garden.



Council Tax Band: G



ACCOMMODATION

Through the part-glazed front door into the lobby with a floor-to-ceiling window to the front. The floor is tiled and there is a door to the cloakroom, with a wash basin with a tiled splash back, a w.c., a heated hand towel and an obscured-glass window to the front.

The entrance hall is carpeted with glazed double doors to the sitting room, doors to the kitchen, dining room and stairs to the first floor.

The kitchen/breakfast room has a good range of wall and base units, partly tiled walls, underfloor heating, spot lighting, exposed beams and a picture window overlooking the garden with a stainless steel sink below. There is a gas hob, electric double oven and space for a dishwasher. A door opens to the garden. The utility room provides plumbing and space for a washing machine and dryer, fridge and freezer. There are cupboards and a stainless steel sink with draining board, an extractor fan and radiator.

The sitting room has a bay window to the front with a charming window-seat with storage. There is a gas fireplace with a polished brass surround and a stone hearth and adjoining television stand. Wall light points controlled with a dimmer switch. Concertina doors open to the family room with a box window to the side and a door to the rear garden flanked by floor to ceiling windows.

The dining room has a picture window to the front, spot lighting and can comfortably seat 6 people.

Carpeted stairs lead to the first floor landing with an airing cupboard and loft access via a hatch.

The principal bedroom has a picture window overlooking the front garden. There is a bank of built-in wardrobes along one wall. The en suite shower room has a tiled floor, w.c., a bidet, a corner shower cubicle, a wash basin with tiled splash-back and velux window and spot lighting.

Bedroom 2 has a built-in double wardrobe, and a picture window with a front

aspect.

Bedroom 3 has a rear aspect and a fitted wardrobe.

Bedroom 4 similarly overlooks the rear garden and has a built-in wardrobe and spot lighting.

The family bathroom has an obscured glass window to the rear, a w.c., a bidet, wash basin with tiled splash back, a panelled bath with shower over and tiled surround. There are built-in storage cupboards, laminate flooring, a radiator and spot-lighting.

Outside

Directly to the rear of the property is a full-width paved terrace which leads to the lawn. Mature shrub beds border the garden with plants and shrubs and a conifer hedge provides a degree of privacy. There is a pergola just outside the kitchen door and there is a rear access door to the garage. There is gated access to both sides of the house.

To the front of the house there is a lawned area, a single tree, security lighting and a gravel driveway with space for a couple of cars. There is a tandem double garage to the right of the house with light and power.

LOCATION

Living in Twyford

Byron Close is a quiet cul-de-sac a short walk from the railway station and the village centre. Twyford is a large village located in Berkshire, within easy reach of Reading, Maidenhead, Henley and Wokingham. Amenities include a Waitrose supermarket, Tesco Express, Post Office, and other shops, cafes, and restaurants

There are many activities on the doorstep such as cycling, walking, in the surrounding countryside. Twyford has two recreation grounds, a tennis club, a bowls club with its own green, and claims to have the oldest Badminton club in the country.

There are good transport links. Twyford railway station is approximately 1/2 a mile away and has an excellent mainline station with regular trains to Reading and into London Paddington, with the Elizabeth Line linking East and West London. The A4 provides road links to the A404M linking the M4 and M40 to the east and also the A329M, linking the M4 and M3 to the west.

Schools

The Colleton Primary School. Ofsted -Good

The Piggott School Comprehensive which also has Sixth form. Ofsted - Good

Private Schools in the area include The Dolphin School, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Kendrick Grammar school.

Leisure

River pursuits including boating with marina facilities at Wargrave and Caversham. Local golf clubs include, Hennerton, Sonning and Castle Royale Golf Clubs.

Tenure - Freehold

Local Authority - Wokingham Borough Council

Services - Mains water, drainage and electricity, gas central heating

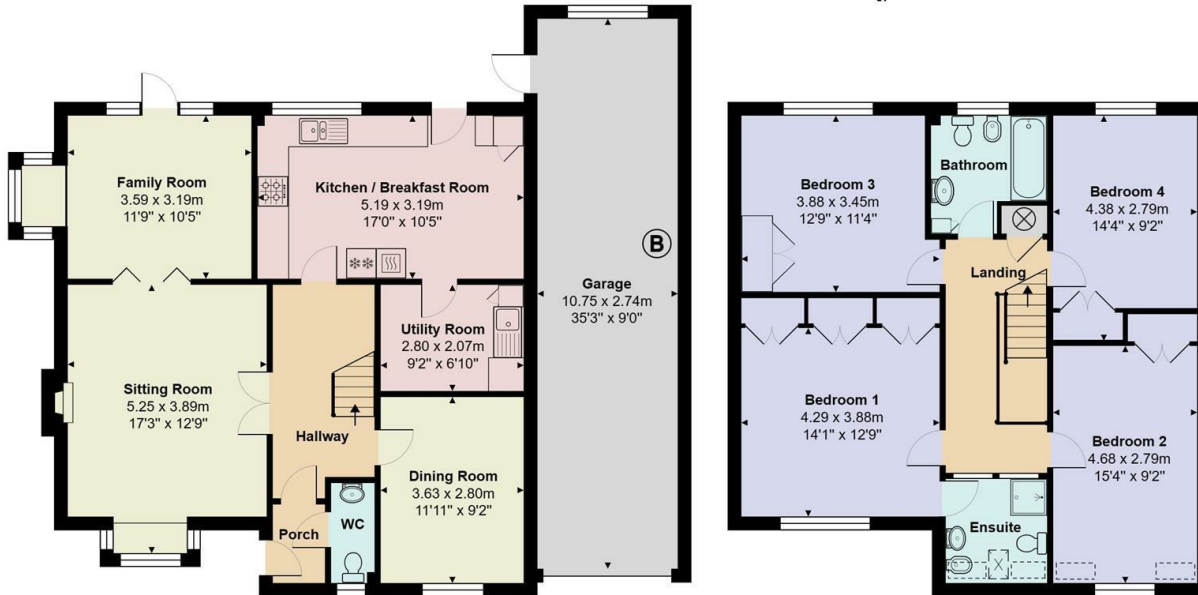
EPC - D





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Approx. Total Area: 186.6 m² ... 2009 ft²



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



Directions

Leave Henley over the bridge and bear right into Wargrave Road. Continue for 3 miles to Wargrave. Continue through the traffic lights towards Twyford. At the roundabout on the A4 continue straight over to Twyford. At the lights continue into Church Street and over the railway bridge turn right, into Hurst Road, first left into Byron Road and left into Byron Close.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		80
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		