



7 STATION ROAD

TWYFORD, RG10 9NS

PENNY &  
SINCLAIR



# STATION ROAD

TWYFORD, READING, RG10 9NS

**A fabulous double fronted property in a superb location moments from the station and village centre, and with parking behind electric gates to the rear. With 2000 sq ft of beautifully maintained accommodation, viewing is a must! EPC D.**

Elegant And Beautifully Presented • Flexible Accommodation over Four Floors • Lovely Garden, with Rear Access/Parking • Two Bathrooms • Perfect Central Location •

## ACCOMMODATION

The property has a beautiful exterior, with ornate brickwork and a chequerboard tiled path leading to a recessed porch. The entrance hall is a good size and creates a lovely welcoming atmosphere. To the right is a cosy sitting room, with feature fire surround creating an attractive focal point, and a large bay window adding light to the space. Opposite, there is an elegant dining room with sash window, and double doors leading to the kitchen/breakfast room. This is a fantastic hub to the home, with part vaulted, glazed ceiling adding volume and light and a smartly fitted contemporary kitchen creating a modern twist. Beyond lies a useful separate utility space - a must for busy family life. At the rear of the house there is a separate study and cloakroom, and stairs lead down to a very good sized cellar - which could be an ideal playroom or home office. On the first floor there is a cloakroom off the half landing, then up a few more steps to a larger landing with a family bathroom featuring a freestanding roll top bath, separate shower and twin hand wash basins. There are two double bedrooms at the front of the house with pretty views over the church and churchyard and a further large single room overlooking the garden. Stairs lead up to a large, well lit landing with great eaves storage, and beyond a superb principal bedroom, with three dormers flooding the room with light and giving gorgeous views, along with a good sized ensuite shower room.







## OUTSIDE

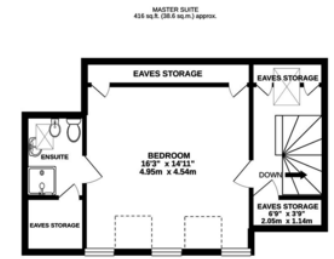
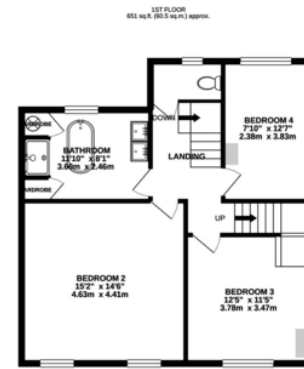
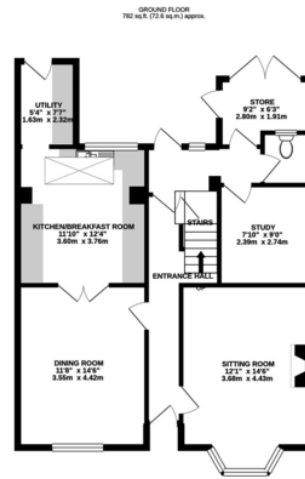
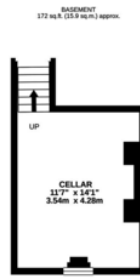
At the front the house has great kerb appeal and sits behind a low brick wall, with a pathway in the middle and two areas smartly laid with slate/shingle. At the rear, the garden is a real oasis, fully enclosed, with an electric gate giving access to a block paved area to park safely off the street, plus a raised deck, and low maintenance seating areas and well stocked, mature borders.

## LOCATION

Situated in the centre of Twyford village with its local amenities and shops and excellent Waitrose supermarket being just a few minutes' walk away. Twyford Railway Station is moments away which offers fast connections to London Paddington in approximately 30 minutes (Crossrail services due 2022/23) and to Reading in just under 10 minutes.







TOTAL FLOOR AREA: 2020 sq.ft. (187.7 sq.m.) approx.

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