



**16, Stephen Close
Twyford
Berkshire, RG10 0XN**

£525,000 Freehold



This well presented three bedroom semi detached house is set in a desirable cul de sac location close to local shops and Twyford train station. The accommodation comprises spacious living room leading into a kitchen/dining room with French doors onto the rear garden. There are three first floor bedrooms including a master bedroom with en suite shower room and family bathroom.

The private rear garden is enclosed by wooden fencing, laid mainly to lawn with a resin bound patio across the rear of the house with outside wall lighting. There is a wooden shed and a retaining wall along the right boundary with mature trees along the rear boundary, hedges and a palm tree. Gated side access leads to the front with integral garage with remote controlled roller door and driveway parking.

Stephen Close is walking distance to well regarded schools and Twyford Village Centre with many independent village stores, restaurants, pubs and Waitrose supermarket. The mainline railway station is a quick 10 minute walk away and conveniently serves London Paddington, Reading, Maidenhead and Slough with the popular Elizabeth Line available for numerous trains to London and beyond. There is also a rail service to Henley-on-Thames.

- Desirable location
- Kitchen/dining room
- Private rear garden
- Spacious living room
- Master bedroom with en suite
- Driveway parking





MATERIAL INFORMATION

Part A

Council Tax Band: E

Local Authority: Wokingham Borough Council

Energy Performance Rating: D

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating - Gas Central Heating

Broadband Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 15 Mbps – Highest available upload speed: 1 Mbps

Superfast - (FTTC) - Highest available download speed: 54 quoted Mbps - Highest available upload speed 10 Mbps

Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom website <https://checker.ofcom.org.uk>

Parking

There is off road parking available at the property

Part C

We understand the property may contain asbestos, whilst we cannot see any visible evidence it was a widely used building material of this era.

Flooding

Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered very low risk and for surface water flooding. Flooding from rivers and seas is low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>



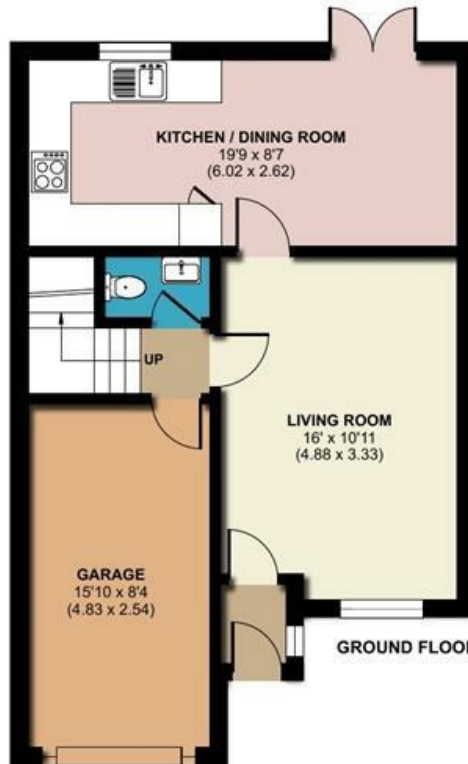
Stephen Close, Twyford

Approximate Area = 1019 sq ft / 94.6 sq m (includes attached garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1178369

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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