



**Bespoke**  
ESTATE AGENTS

25 Winchcombe Road, Twyford  
In Excess of £700,000



## 25 Winchcombe Road

Twyford, Reading

Rare opportunity to acquire a 3/4 bed detached house near Twyford Main Line Station (on the Elizabeth Line). 20' kitchen, flexible family room/4th bed, lovely garden with patio, lawns, pond, pergola, and gazebo. Garage, ample parking, potential for extension. Tranquil, charming, and beautifully landscaped.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Walking Distance of Twyford Main Line Station
- 20' Refitted Kitchen Breakfast Room
- Family Room / Bedroom Four
- Highly Desirable Location
- Ground Floor Shower Room
- Well Proportioned Bedrooms
- Beautiful, Private Enclosed Rear Garden
- Garage & Ample Off Road Parking
- Potential For Further Extension (STPP)
- No Onward Chain Complications

### Entrance Hall

Stairs to first floor landing, doors to living room and kitchen breakfast room, cloaks hanging space, radiator, built in under stairs storage cupboard. Herringbone parquet wood flooring.

### Living Room

14' 4" x 12' 11" (4.38m x 3.94m)

Double glazed window over looking the front garden, radiator, feature electric fire. Parquet flooring under fitted carpet.

### Family Room

14' 7" x 8' 2" (4.45m x 2.48m)

Dual aspect room with double glazed windows over looking garden, French doors onto patio, tiled floor, door to shower room.

### Kitchen Breakfast room

19' 11" x 9' 0" (6.06m x 2.74m)

A beautiful room, with views over the rear garden, and double opening French doors on to the patio area from the breakfast area. Fitted with a comprehensive range of eye and base level units including display cabinets, work tops over with tiled surrounds and splash backs. Built in gas hob with hood over and built in oven below, integrated dishwasher, space and plumbing for washing machine, integrated Fridge and Freezer. Ample space for table and chairs, tiled floor, radiator, door to family room.

### Ground Floor Shower Room

A modern fitted white suite with walk in corner shower cubicle, wash hand basin, vanity units white storage cupboards and further matching wall mounted cupboards, concealed cistern W.C., towel rail, tiled floor, with under floor heating.

### First floor landing

Side aspect window, access to part boarded loft via extending ladder, built in airing cupboard, doors to bedrooms and bathroom.

### Bedroom One

14' 4" x 12' 11" (4.38m x 3.94m)

Front aspect double glazed window, a range of fitted wall to wall wardrobes, radiator.





### Bedroom Two

11' 4" x 9' 2" (3.45m x 2.79m)

Rear aspect double glazed window over looking rear garden, radiator.

### Bedroom Three

8' 6" x 8' 6" (2.59m x 2.58m)

Front aspect double glazed window, radiator, built in storage cupboard.

### Bathroom

Dual aspect with double glazed window to rear a side. A refitted white suite with enclosed bath, shower over, and tiled wall surround, vanity unit with inset sink, storage under, concealed cistern W.C. Part tiled walls, towel rail, tiled floor.

### Rear Garden

A beautiful, mature private and fully enclosed garden and a particular feature of this wonderful home, with path to side and gate. Immediately to the rear of the property is a paved patio area which leads onto lawned a lawned garden with various flower, specimen trees and shrub borders, small ornamental pond. Pergola gives access to secondary section of the garden, which again is lawned but with central wild flower area, a further potting section with timber garden shed. Tucked away, is an ideally located corner Gazebo, with lighting a beautiful space to relax, unwind or entertain guests.



### Front Garden

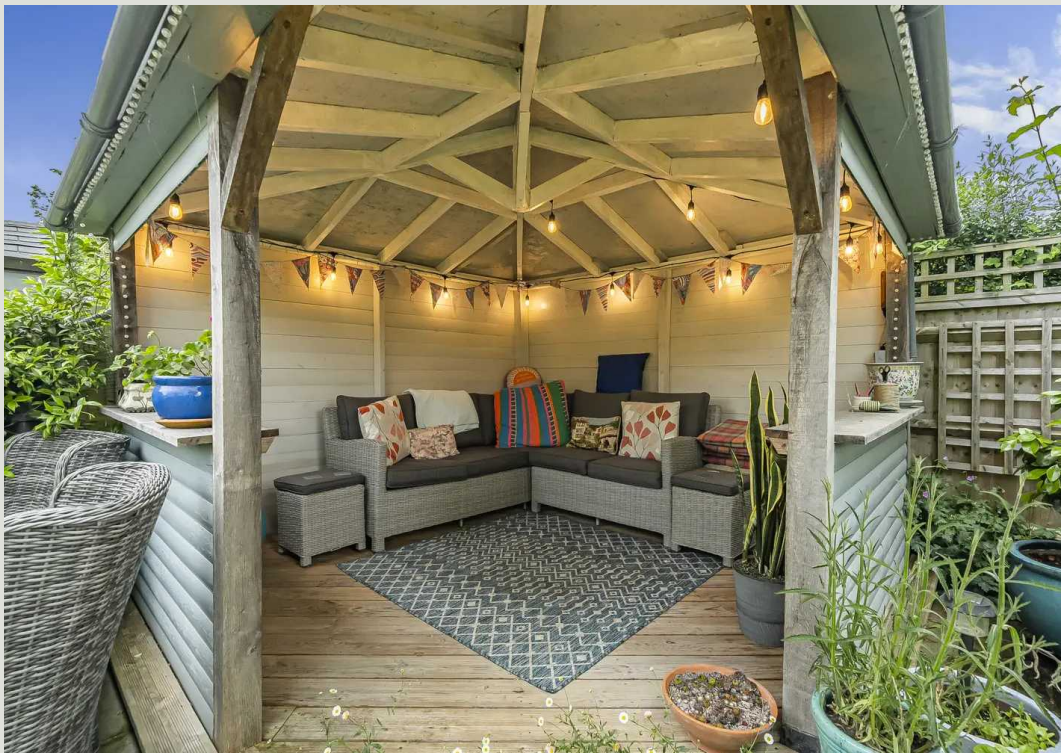
Driveway leading to garage provides ample off road parking for two cars, path way to front door. The garden is lawned with central specimen tree and various flower and shrub beds.

### Garage

Single Garage, Up and over door, light and power.

### Driveway

Driveway immediately to the front of the garage provides off road parking for two cars.





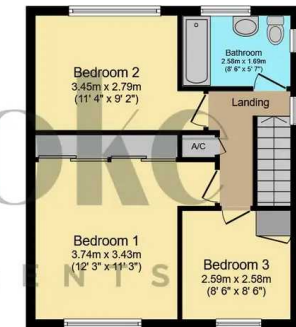
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	83
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

Floor area 74.2 m<sup>2</sup> (798 sq.ft.)



First Floor

Floor area 43.7 m<sup>2</sup> (470 sq.ft.)

TOTAL: 117.8 m<sup>2</sup> (1,268 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io