



Fairview, School Road,
Waltham St. Lawrence, Reading, RG10 0NU
Price guide £625,000



wentworthea.com

School Road, Waltham St. Lawrence

Welcome to this characterful two-bedroom semi-detached house built in 1903 and located in the highly sought after village of Waltham St Lawrence. Offering delightful views of fields and situated 150 yards from an outstanding Ofsted-rated primary school, Fairview epitomizes countryside living at its finest.

Waltham St Lawrence has beautiful country walks along with a village church and the Bell public house which is owned by the village charity. The village is one of Berkshire's prettiest, surrounded by picturesque countryside.

Fairview lies between Twyford and the market town of Maidenhead, giving easy access to Twyford village and its mainline station, with the additional benefit of the Elizabeth Line, less than 3 miles away. Both serve London Paddington and Reading. Junction 8/9 of the M4 is less than 6 miles away.

Light floods through this high-ceilinged and generously proportioned house. With its inviting living space, modern amenities and thoughtful design features, the ground floor offers a harmonious blend of comfort, convenience and versatility. Whether you're relaxing by the log burner, entertaining in the dining room, or working in the private study, this home provides the perfect backdrop for modern living.

Upstairs, the two double bedrooms are characterized by their high, airy ceilings, inviting tranquil retreat. The family bathroom exudes elegance with its freestanding bath beneath a window, complemented by contemporary fixtures and fittings.

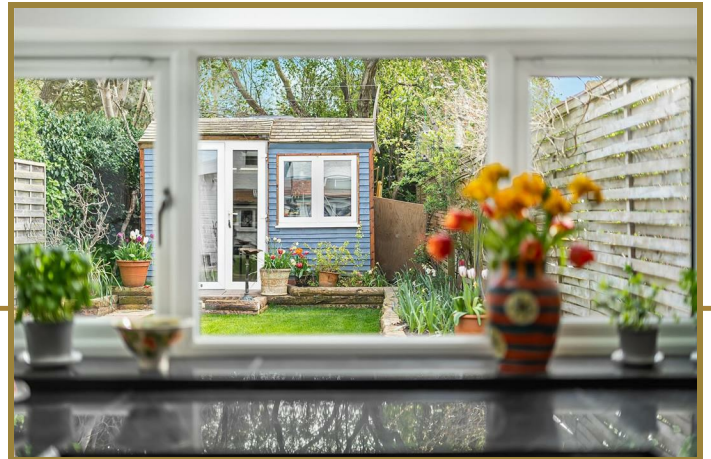
Outside, the enclosed garden provides a peaceful oasis, featuring a new lawn and patio with a pathway leading to the large, versatile garden room, fully equipped with electricity. There is parking at the front for 2 cars.

Additionally, the property has planning permission to extend the kitchen and install a fixed staircase into the loft. It has further potential STPP to extend into the loft.

Fairview is offered chain free.

Don't miss the opportunity to make this enchanting property your own.

EPC-D



Living room

Step into the charming living room with log burner and rich wooden flooring with the benefit of its easy maintenance. High ceilings, creating an airy and spacious atmosphere while the sunlight streams through the elegant sash window with plenty of natural light.

Dining room

A delightful space for entertaining and everyday meals, with its spacious layout, garden views and wooden flooring running through from the living room. It provides convenient access to the kitchen and first floor.

Kitchen

With dual aspect windows and patio door to the garden, underfloor heating and base level units providing abundant storage space for all your kitchen essentials, whilst keeping countertops clear and maximizing functionality. High-quality appliances, including oven, induction hob, extractor fan, dishwasher, and fridge/freezer. A large window overlooks the garden with plenty of natural light and offering views of the landscaped garden.

Utility room

This key room provides a perfect balance of functionality and convenience, seamlessly integrated into the flow of the home. It has good storage, an additional sink, accommodates a washer/dryer and has convenient access to the garden.

Guest Cloakroom

Located off the Utility room with a WC and unique wash hand basin, the smallest room in the house is both stylish and functional.

Study

Tucked away beyond the Utility room, the study provides a quiet space for productivity, complemented by a Velux window for natural light.

Master Bedroom

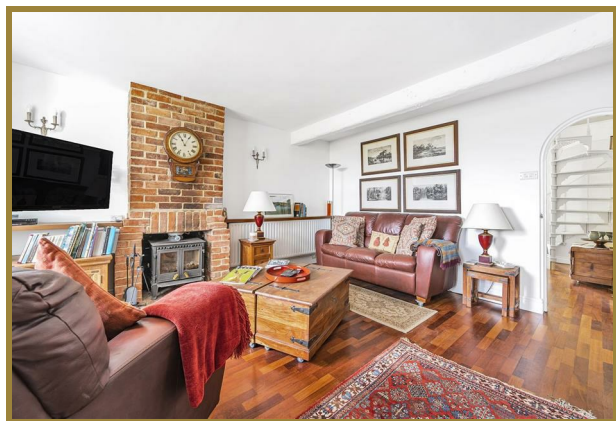
At the front of the property, presenting a serene view of the countryside through two elegant sash windows. Its high ceiling amplifies a bright and airy atmosphere. With floor-to-ceiling fitted wardrobes, it has generous storage space while maintaining a seamless aesthetic.

Bedroom 2

A spacious double bedroom, offering comfort and style with high ceilings and picture rail detailing around the room. This subtle yet distinctive touch enhances the overall aesthetic and provides a perfect opportunity for displaying artwork, photographs, or other decorative items.

Family Bathroom

At the rear of the property with dual aspect windows and a velux window which flood the bathroom with natural light, creating a bright and inviting atmosphere. Its elegant free-standing bath serves as a focal point and adds a touch of luxury to the room. In addition, the bathroom is equipped with a shower, hand basin and WC.



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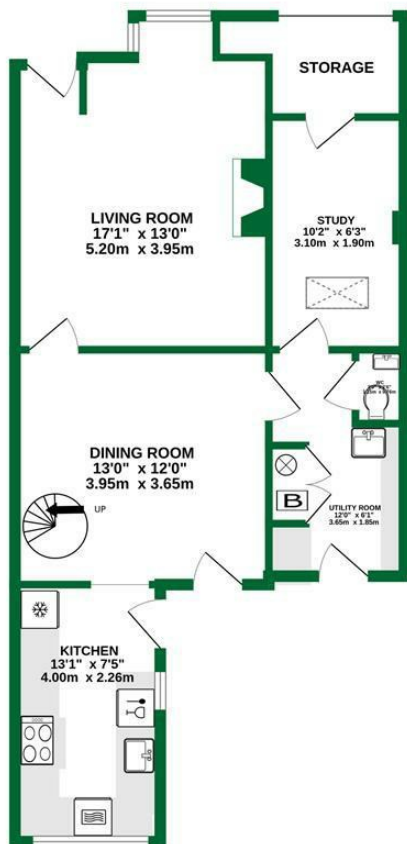


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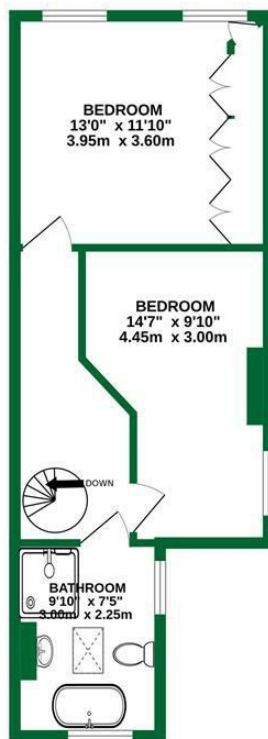


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GROUND FLOOR
649 sq ft. (60.3 sq.m.) approx.



1ST FLOOR
416 sq ft. (38.7 sq.m.) approx.



OUTBUILDING
138 sq ft. (12.8 sq.m.) approx.



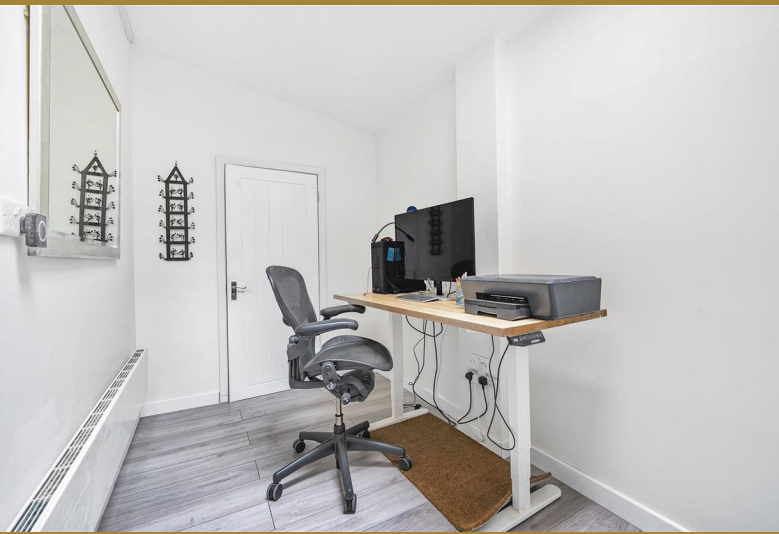
TOTAL FLOOR AREA: 1204 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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