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Borlases House Milley Road,  
, Waltham St. Lawrence, RG10 0JY  
**Price guide £699,999**

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# Milley Road,

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OPEN HOUSE - SATURDAY 6TH JULY - 12 - 2PM.

Welcome to your dream home in the charming village of Waltham St Lawrence! Experience the tranquility of village life while still being within reach of major transport links for commuting or leisure activities.

This stunning three-bedroom semi-detached property, built in 2024, offers modern living with a touch of countryside tranquility. Boasting contemporary design and spacious interiors, this property is perfect for families or professionals seeking comfort and style.

Waltham St Lawrence has beautiful country walks along with a village church and the Bell public house which is owned by the village charity. Waltham St Lawrence primary school is the local school and is very popular with a current OFSTED of Outstanding. The village is one of Berkshire's prettiest, with beautiful countryside and surrounding views.

The property is positioned between Twyford and Maidenhead, giving easy access to Twyford village and the mainline station which is only 3.1 miles away serving Reading and London Paddington with the additional benefit of the Elizabeth Line.

Further benefits include:

Air Source Heat Pump, reducing your environmental footprint with the energy-efficient air source heat pump, providing eco-friendly heating and cooling. Double glazed windows, parking for two cars, electric charging point, private rear garden with patio.

Location: Nestled within close proximity to the picturesque village of Waltham St Lawrence, you'll enjoy easy access to local amenities, schools, and scenic countryside walks. Experience the tranquility of village life while still being within reach of major transport links for commuting or leisure activities.

Don't miss this opportunity to make this exquisite new build your home. Contact us today to arrange a viewing and start envisioning your life in beautiful Waltham St Lawrence!

EPC - TBC



### Living room

Unwind in the generously sized living room, flooded with natural light with dual aspect and featuring bifold doors that open to the private laid-to-lawn garden. Enjoy seamless indoor-outdoor living and create memorable moments with loved ones in this inviting space.

### Kitchen

Prepare delicious meals in this contemporary kitchen at the front of the house. Equipped with integrated appliances including a dishwasher, induction hob, double oven, fridge/freezer, and washing machine, this kitchen is both stylish and functional. There is space for a breakfast bar to be added potentially.

### Cloakroom

A fully tiled cloakroom at the front with window, WC and wash hand basin with storage under, towel rail and large mirror.

### Master Bedroom and Ensuite

To end your day in luxury with a spacious carpeted master bedroom complete with its own ensuite bathroom, providing privacy and convenience. The fully tiled ensuite has a lovely rainfall shower with additional shower head, WC, towel rail, wash hand basin with storage under and mirror above.

### Bedroom 2

A double bedroom offering ample space and natural light. A room to accommodate family members or guests comfortably.

### Bedroom 3

A bedroom offering good amount of space and natural light. A room to accommodate family members or guests or alternatively a perfect space as a study.

### Family Bathroom

Enjoy relaxation and convenience in the fully tiled family bathroom, featuring a bath with rainfall shower over and an additional shower head, WC and wash hand basin with storage under and mirror above.



The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB  
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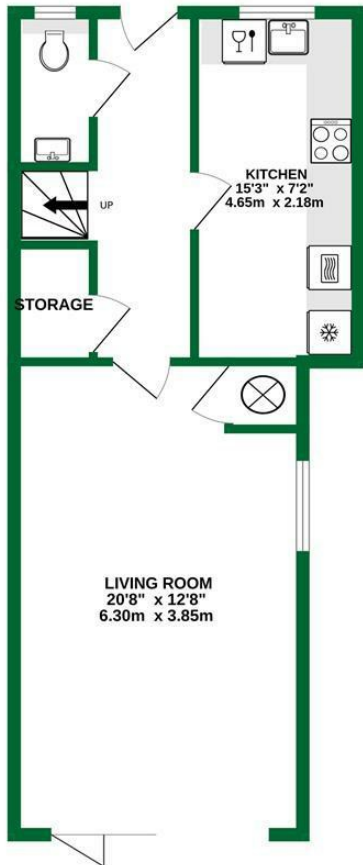
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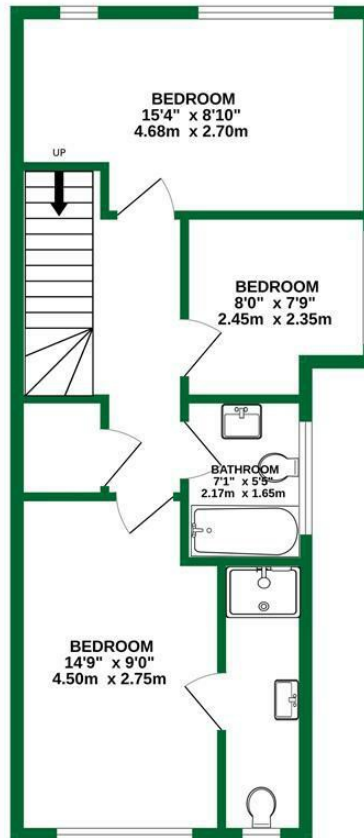
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GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 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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# The Estate Agent People Recommend



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.