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2 Ivy Cottage Hinton Road,  
Hurst, RG10 0BY  
**Price guide £550,000**

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# Hinton Road,

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Discover the charm of village life with this enchanting three-bedroom semi-detached house, nestled in the picturesque village of Hurst. This idyllic property offers a tranquil retreat amidst rural countryside, conveniently located between Twyford and Wokingham. The property is just 2 miles from Twyford mainline station serving Reading and London Paddington with the benefit of the Elizabeth Line.

The village boasts a close-knit community and essential amenities within easy reach. Hurst Primary School, a post office, local shop, bakery and public houses are all just a leisurely stroll away, ensuring convenience for daily needs.

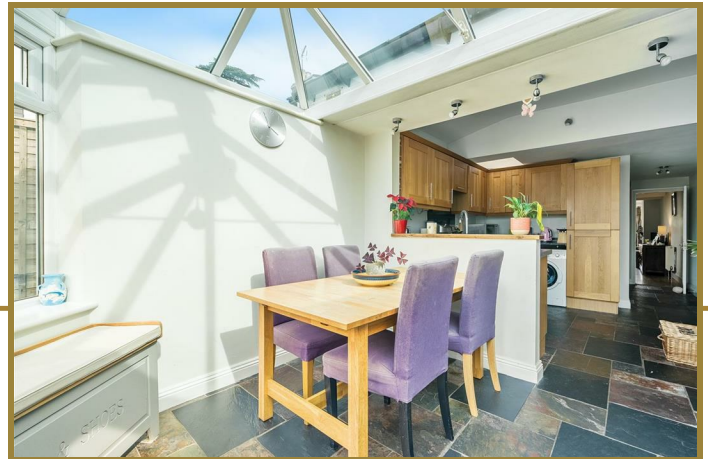
Upon entering, you're greeted by an entrance hall for coats that leads into the impressive 26ft living room. Adorned with a feature fireplace and sash bay window, this space exudes warmth and character. Continuing through, you'll find the well-appointed kitchen and dining area, providing a delightful view of the garden. A bathroom, complete with a bath and shower over, WC, and washbasin, adds convenience to the ground floor layout.

Upstairs, the first floor accommodates a spacious master bedroom, alongside two additional bedrooms, offering comfortable living accommodation for the whole family.

Outside, a generous private garden awaits, offering a serene escape from the bustle of everyday life. A garden room at the rear presents a versatile space, ideal for use as an office or additional living area, complete with its own WC. Parking is made easy with space for two cars on the driveway.

Further features include gas central heating and ample potential for extension, subject to the necessary planning permissions. With no onward chain, seize the opportunity to make this delightful property your own.

Contact us today to arrange a viewing and immerse yourself in the charm of village life in Hurst.



### Living room

An impressive 26ft living room featuring elegant bay sash windows, wooden flooring and fireplace. The room benefits with dual aspect so plenty of natural light and a great room to relax in an evening.

### Bathroom

Accessed from the hallway, a great size bathroom with bath and shower over, WC, wash hand basin and towel rail. Plenty of space for storage.

### Kitchen / dining room

A well appointed kitchen with ample eye and base level units for storage. Equipped with essential appliances including oven, hob, integrated dishwasher, integrated fridge/freezer and space for a washing machine. Positioned strategically, the sink offers a delightful view of the beautiful garden. The dining room has plenty of space and can accommodate a six seater table with a picturesque outlook to enjoy your meals.

### Garden room

Experience versatility and comfort in this spacious 17ft room, meticulously insulated and powered for your convenience. During sunny summer days and evenings, enjoy seamless indoor-outdoor living with expansive bi-fold doors that fully open onto a charming decking area. Plus, the added convenience of a WC ensures you can fully relax without the need to rush back to the house.

### Master bedroom

At the front of the house with double glazed window and a lovely good size double bedroom.

### Bedroom 2

At the rear of the property with the benefit of a view of the garden, a good size single bedroom.

### Bedroom 3

A further single bedroom with plenty of natural light.



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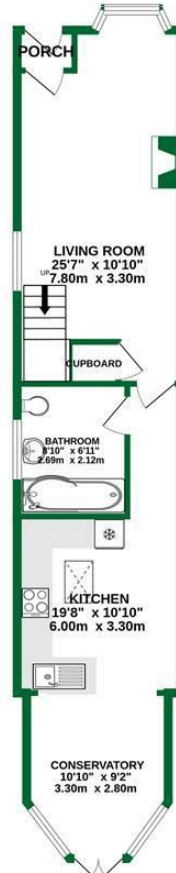
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OUTBUILDING  
216 sq ft. (20.1 sq m.) approx.



GROUND FLOOR  
562 sq ft. (52.2 sq m.) approx.



1ST FLOOR  
339 sq ft. (31.5 sq m.) approx.



TOTAL FLOOR AREA: 1117 sq ft. (103.7 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.