

The Estate Agent People Recommend



Fairbrook, Wokingham Road,
Hurst
RG10 0RU

£3,500 Per calendar month



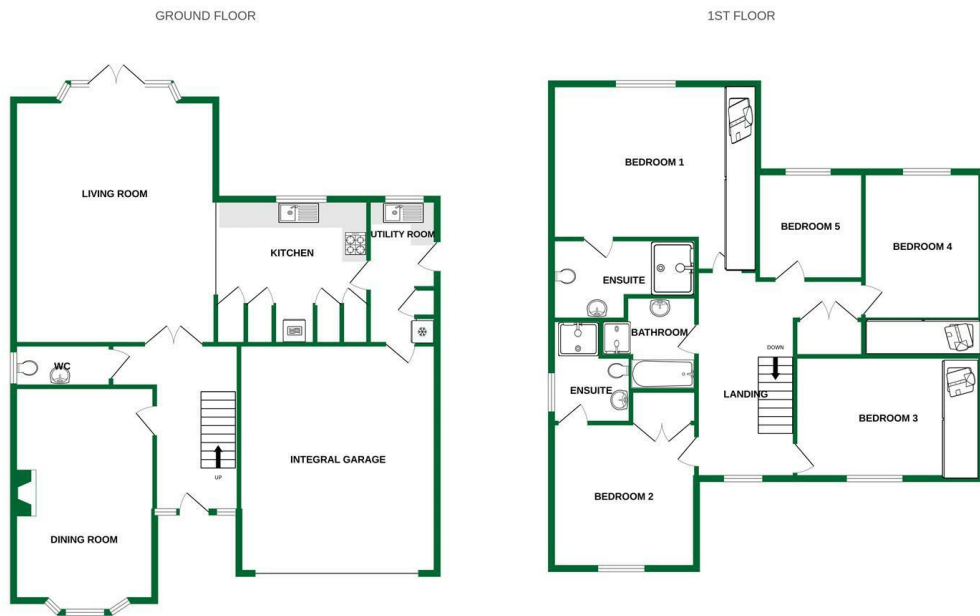
Wentworth Estate Agents are delighted to present this immaculate five bedroom detached family home with an integral garage.

Situated a short walk from the charming village of Hurst, which offers a post office, bakery, two pubs, and a general store. The village features a picturesque pond, cricket club, children's playground, and St Nicholas church. Just 2 ½ miles away, Twyford provides a variety of shops and restaurants, including a Waitrose supermarket and a Tesco Express. Winnersh, located just over 2 miles in the opposite direction, has a large Sainsbury's. Twyford train station, approximately 2½ miles away, offers services to London Paddington via the Elizabeth Line and to Reading.

The ground floor includes a spacious entrance hall with a large storage cupboard and a cloakroom. The front reception room, featuring a gas fireplace, comfortably accommodates a large dining table. At the rear, a generous living room with garden access opens into the kitchen, which boasts granite countertops and a solid oak island with a breakfast bar. Appliances include a microwave oven, integrated dishwasher, coffee machine, warming drawer, two refrigerators, and two freezers, plus ample storage. There is also a 5-burner gas hob with extractor fan and double electric ovens. The utility room offers an additional fridge/freezer, integrated washing machine and tumble dryer, and an inset sink. A door connects to the double-width integral garage and another leads to the side passageway.

The first floor features five well-proportioned bedrooms. The master bedroom includes wardrobes and an en-suite shower room. The guest bedroom also has a built-in wardrobe and en-suite. There are two additional double bedrooms with built-in wardrobes and a single fifth bedroom. These rooms share a large family bathroom with a separate shower.

Available August 2024.



TOTAL FLOOR AREA : 2217sq.ft. (206.0 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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ACCOMMODATION

- FIVE BEDROOM DETACHED HOUSE
- PARKING FOR 4- 6 CARS ON DRIVEWAY
- OPEN PLAN DINING
- FULLY EQUIPPED KITCHEN
- SPACIOUS GARDEN
- DOUBLE GARAGE
- HOLDING FEE - £807.69
- DEPOSIT - £4038.46
- COUNCIL TAX - G
- EPC - C



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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.