

The Estate Agent People Recommend



26 Paddock Heights,  
Twyford  
RG10 0AR

Price guide £485,000



Welcome to this charming rarely available bungalow located in the sought-after area of Paddock Heights in Twyford, Reading. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests with a view of the west facing garden. With two bedrooms, the master bedroom at the front looking over the front garden and second bedroom is currently used as a study with fitted cupboards and shelves.

The property features a well-maintained bathroom, ensuring your comfort and convenience with walk in shower, wash hand basin with storage under, WC and towel rail. Parking will never be an issue with space for two vehicles easily and opportunity to increase the parking.

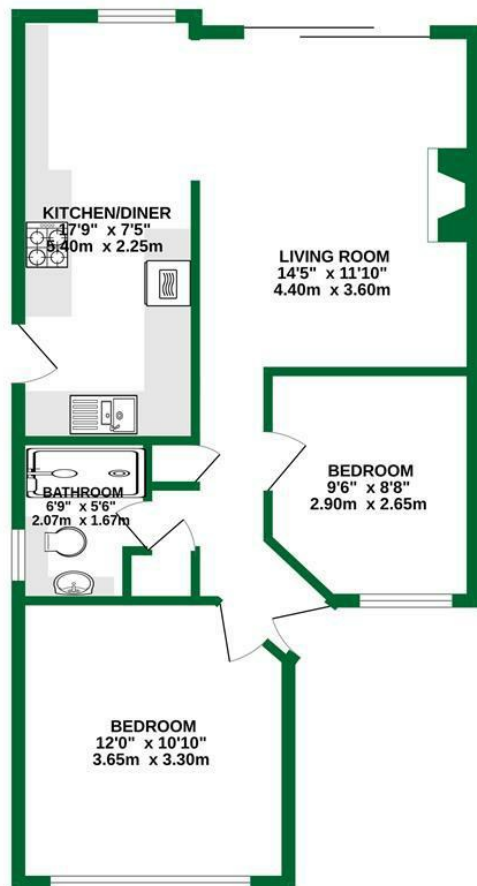
Nestled in a tranquil neighbourhood, this bungalow offers a peaceful retreat. Whether you're looking for a starter home, downsizing, or seeking a peaceful abode, this property has the potential to be the perfect fit for you.

Don't miss out on the opportunity to own this lovely bungalow in Paddock Heights. Book a viewing today and envision the possibilities of making this Bungalow your home.

EPC Rating C  
Council tax band D



GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- WITHIN A QUIET CUL DE SAC
- PARKING FOR NUMEROUS CARS
- LAID TO LAWN WEST FACING GARDEN
- WALKING DISTANCE TO TWYFORD VILLAGE CENTRE
- OPPORTUNITY TO EXTEND - SUBJECT TO PLANNING PERMISSION
- FREEHOLD
- NO ONWARD CHAIN
- UNDER FLOOR HEATING



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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.



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