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37 Wargrave Road,  
Twyford, Reading, RG10 9PB  
**Price guide £1,299,500**

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# Wargrave Road, Twyford

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Situated on the desirable Wargrave Road in Twyford, this charming detached family home with double garage, offers an impressive nearly 3000 square feet of living space, perfect for those seeking both comfort and style. With four or five generously sized double bedrooms, this property provides ample room for a growing family or those who enjoy hosting guests.

The house features two or three inviting reception rooms, allowing for versatile living arrangements and the opportunity to create distinct spaces for relaxation and entertainment. The superb west-facing living room is a standout feature, bathed in natural light and providing a warm and welcoming atmosphere, with the log burner, for those family gatherings or quiet evenings.

The property also boasts two well-appointed bathrooms, ensuring convenience for all residents, with the potential to add an additional bathroom as an ensuite. Set in a sought-after location, within walking distance of the village centre, local schools, and the railway station with frequent services to Paddington. The station is also on the Elizabeth line. This characterful home combines modern living with the charm of a traditional family residence.

With its spacious layout and prime location, this home presents an exceptional opportunity. Anyone looking to settle in a vibrant community will appreciate the comforts of a well-designed living space.

Don't miss the chance to make this delightful property your own.

NO ONWARD CHAIN

EPC rating: D  
Council tax band: F  
Freehold



#### Entrance hall

A spacious tiled entrance with ample room for coats and shoes, providing access to the reception rooms and stairs leading to the upper floor.

#### Living room

A stunning 21ft living room at the rear of the house, featuring bi-fold doors that open up to the garden. The room is further enhanced by a cozy log burner, perfect for those chilly winter evenings.

#### Dining room / living room

A beautiful dual-aspect room filled with natural light, accessible from both the kitchen and entrance hall. Featuring a charming brick fireplace with a log burner and ample space for an eight-seater dining table.

#### Kitchen

At the back of the house, bathed in natural light and offering views of the garden, the kitchen features plenty of eye-level and base units, a range cooker, an integrated dishwasher, and space for a fridge/freezer.

#### Utility room

Adjacent to the kitchen, this versatile space offers extra storage, an additional sink, and a designated area for a washing machine.

#### Bathroom

Situated on the ground floor, this bathroom features half-tiled walls, a bath with an overhead shower, a washbasin, a WC, and a heated towel rail.

#### Reception 3 / Bedroom 1

Situated on the ground floor, this spacious double bedroom offers ample room for furniture and includes a generously sized fitted wardrobe.

#### Bedroom 2

A well-proportioned double bedroom with ample storage, including access to eaves storage. Features a large storage cupboard with potential for conversion into an en-suite.

#### Bedroom 3

An additional spacious double bedroom featuring a large window and roof skylight, bringing in plenty of natural light.

#### Bedroom 4

A well-sized double bedroom at the front of the property, featuring a fitted wardrobe.

#### Bedroom 5

A spacious double bedroom at the rear of the house, offering lovely views over the garden.

#### Family Bathroom

A stylish half-tiled family bathroom featuring a bath with an overhead shower, a washbasin, and a WC. A Velux window enhances the space with additional natural light.



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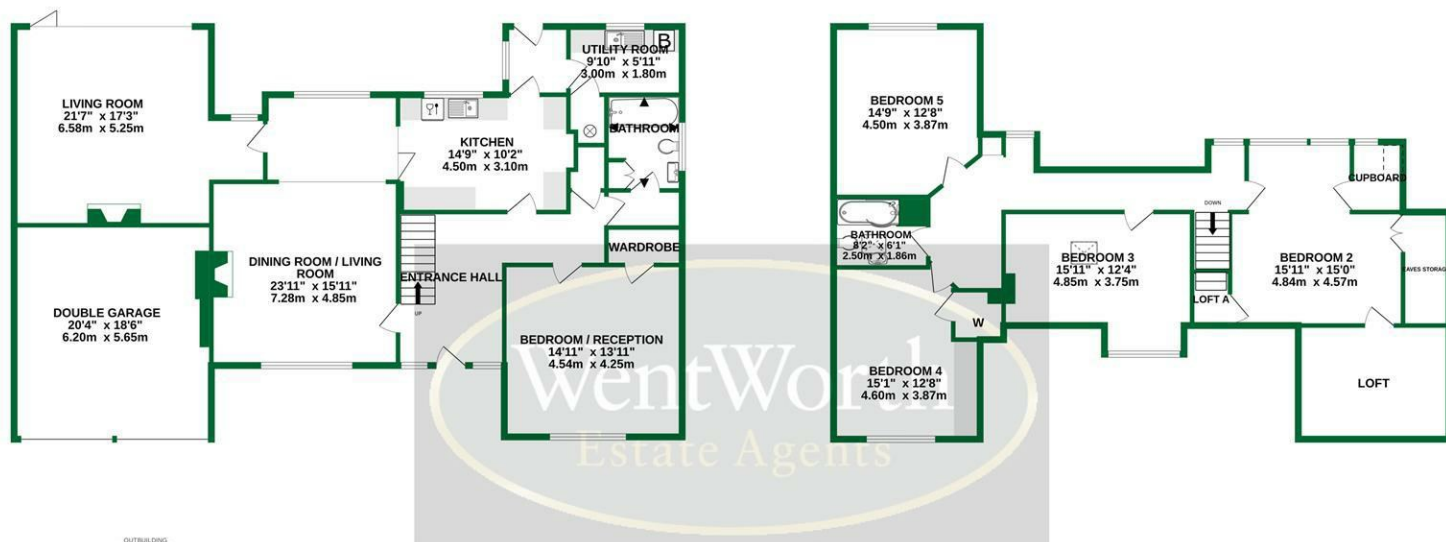
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GROUND FLOOR  
2860 sq ft. (172.8 sq m.) approx.

1ST FLOOR  
988 sq ft. (91.6 sq m.) approx.



TOTAL FLOOR AREA : 2846sq.ft. (264.4 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.