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34 Longfield Road,  
Twyford, Reading, RG10 9AT  
**Price guide £950,000**

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# Longfield Road, Twyford

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Nestled in the charming area of Twyford, Reading, this delightful Charles Church detached house on Longfield Road offers a perfect blend of comfort and style with a stunning view overlooking the park. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The three well-appointed reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house features two modern bathrooms, ensuring convenience for all residents. The layout is thoughtfully designed, allowing for both privacy and communal living. The surrounding area is known for its friendly community atmosphere and excellent local amenities, including shops, schools, and parks, all within easy reach.

This property not only boasts generous living space but also benefits from a lovely garden, perfect for enjoying the outdoors during the warmer months. Longfield Road is a peaceful street, offering a tranquil environment while still being conveniently located, walking distance to the railway station serving London Paddington and Reading with the addition of the Elizabeth line service.

In summary, this detached house is a wonderful opportunity for those looking to settle in a vibrant and family-friendly neighbourhood. With its spacious interiors and prime location, it is sure to appeal to a variety of buyers. Do not miss the chance to make this charming property your new home.



#### Entrance hall

A lovely welcoming entrance with space for coats and shoes and access to the reception rooms and stairs to the first floor.

#### Cloakroom

Accessed off the hallway with WC and wash hand basin.

#### Living room

A 15ft living room with dual windows looking into the garden and gas fireplace.

#### Family room

Located off the living room, a fantastic family room / snug with patio doors to the garden.

#### Kitchen / dining room

A large 30 ft kitchen / dining room with plenty of eye and base level units, breakfast bar area, integrated dishwasher, oven, hob and plenty of storage. Space for an eight seater table and plenty of natural light and access to the garden.

#### Utility room

Located off the kitchen with space for the washing machine and dryer and further storage. Side door with access to the front and rear of the house.

#### Study

Accessed from the kitchen area, dual aspect windows with plenty of natural light and a great office space.

#### Master bedroom and ensuite

A good size bedroom with a view of the park, plenty of natural light. The room benefits with fitted wardrobes and a large half tiled ensuite with walk in shower, two wash hand basins with storage under and WC.

#### Bedroom 2

A fantastic 17ft double bedroom with dual windows, plenty of natural light.

#### Bedroom 3

At the front of the house with a view of the park, a good size double bedroom.

#### Bedroom 4

At the front of the house with a view of the park, a good size single bedroom or a perfect second study.

#### Family Bathroom

Half tiled bathroom with bath and shower over, WC and wash hand basin with storage under.



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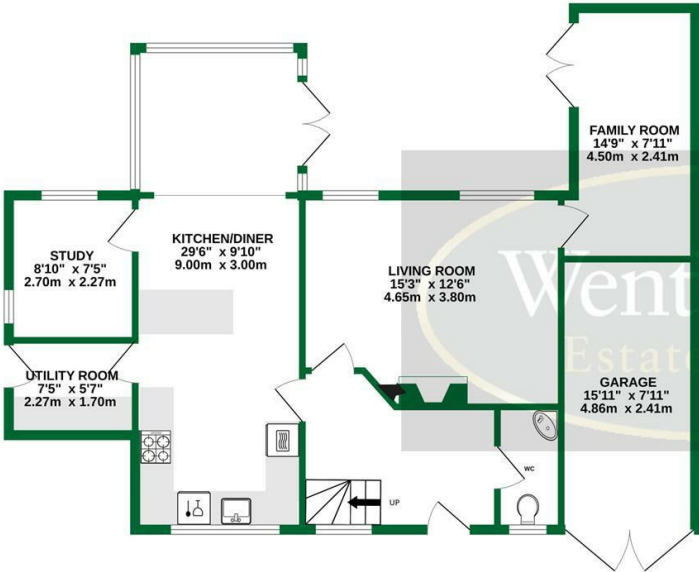


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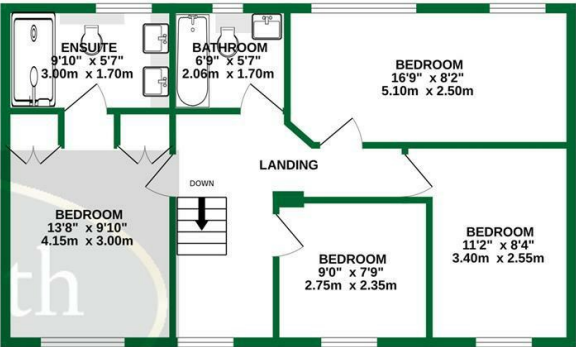


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GROUND FLOOR  
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1567 sq.ft. (145.6 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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