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4 Downfield Road,  
Waltham St. Lawrence, Reading, RG10 0HU  
**Price guide £795,000**

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# Downfield Road, Waltham St. Lawrence

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Situated in the desirable village of Waltham St. Lawrence, Downfield Road presents a remarkable opportunity for those seeking to create their dream home. This generous plot is ideally situated in a picturesque setting, offering a tranquil lifestyle while remaining conveniently close to the amenities of Twyford.

The property features four spacious bedrooms, providing ample room for family living or guest accommodation. The three well-appointed reception rooms offer versatility, perfect for entertaining guests or enjoying quiet evenings at home. At the heart of the home lies a superb kitchen/breakfast room, designed to be both functional and inviting, making it the perfect space for culinary enthusiasts and family gatherings alike.

The large rear garden is a standout feature, providing a private outdoor sanctuary where one can relax, play, or cultivate a beautiful garden. This expansive space is ideal for children to play or for hosting summer barbecues with friends and family. There is ample parking to the front with a detached garage.

With its charming village atmosphere and the potential for a stunning family home, this property on Downfield Road is a rare find. It offers a unique opportunity to purchase a delightful home that perfectly suits your lifestyle in a location that is both peaceful and desirable. Do not miss the opportunity to make this exceptional land your own and create a home that you will cherish for years to come.

EPC rating E  
Council tax band D  
Freehold





#### Entrance hall

A welcoming entrance with access to the living room and dining room and stairs to the first floor.

#### Cloakroom

Located off the entrance hall, under the stairs with a small window, with a corner sink and WC.

#### Living room

A 17ft spacious room at the front of the property featuring an open fire for those cosy winter evenings and double doors to the breakfast room.

#### Dining room

Accessed from the entrance hall, another good size room with storage cupboards and plenty of space for an eight seater table.

#### Study

Located off the dining room at the front of the property, a great size study with plenty of space for a large desk and storage.

#### Kitchen / Breakfast room

An extended kitchen / breakfast room with integrated appliances, plenty of storage cupboards and down lights under high level cupboards, creating a very tranquil setting. There is an extensive amount of worktop space, induction hob and two large velux windows and bi fold doors leading to the garden. Further storage at the end of the kitchen and space for a table.

#### Bedroom 1

A good size 12ft double bedroom with fitted wardrobes and a lovely view of the garden.

#### Bedroom 2

A good size double bedroom with fitted wardrobes.

#### Bedroom 3

A further double bedroom at the rear of the property with built in wardrobes.

#### Bedroom 4

At the front of the property, a good size room.

#### Bathroom

This is accessed by two small steps, with a large walk in shower, wash hand basin and WC.

#### Detached garage

A 19ft garage, accessed from the driveway with plenty of parking and a door at the rear and window to the garden.

#### South facing garden

A lovely south facing garden, with access to the side of the house and back of the garage. The garden is laid to lawn with shrubbery on the edges. There is a gate at the rear of the garden, with access to public footpaths.



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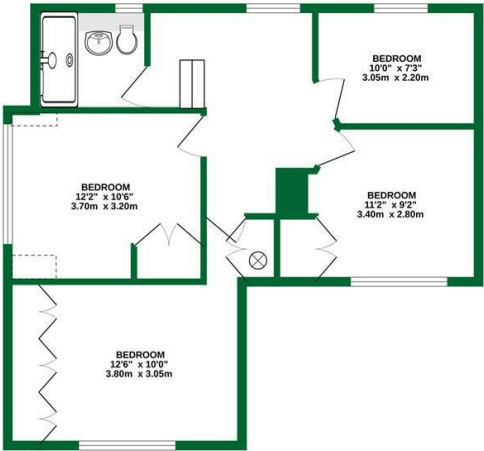
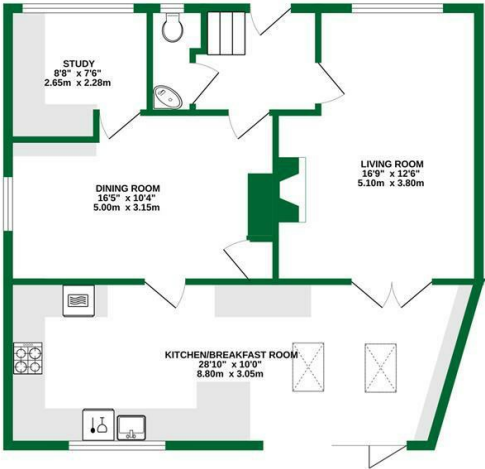


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OUTBUILDING:  
186 sq.ft. (17.2 sq.m.) approx.

GROUND FLOOR:  
745 sq.ft. (69.2 sq.m.) approx.

1ST FLOOR:  
632 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1543 sq.ft. (143.3 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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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.