



HUNT & NASH

Est. 1938

www.huntandnash.co.uk

8 Westview Drive, Twyford Berkshire RG10 9BP

**IN NEED OF UPDATING THROUGHOUT
FIRST TIME ON MARKET SINCE BEING BUILT: FANTASTIC OPPORTUNITY
TWO RECEPTION ROOMS: KITCHEN: THREE BEDROOMS: BATHROOM & SEPARATE WC
SOUTH FACING REAR GARDEN: LOADS OF POTENTIAL
DRIVEWAY: GARAGE: PIGGOTT SCHOOL CATCHMENT: NO ONWARD CHAIN
COUNCIL TAX BAND D: EPC RATING D**



A fantastic opportunity to purchase this south facing three bedroom semi detached family home that is offered to the market for the first time since being built. The property is now in need of updating throughout, affording plenty of scope and potential for the new purchaser.

Many of the other homes in the road have been extended or remodelled and this property lends itself perfectly for either, subject to the necessary consent being obtained.

At present the accommodation comprises of two reception rooms, a kitchen, three bedrooms and a first floor bathroom. There is a driveway providing off road parking that leads to an attached single garage.

A particular feature is the mature south facing rear garden that provides plenty of sun and plenty of privacy and is well stocked with a variety of shrubs and trees. There is a small patio area off the dining room and access to the front of the property is between the house and the garage.

Twyford is a thriving village with excellent amenities including good local shops, Waitrose, several restaurants and pubs and the new Elizabeth Line to London Paddington and The City. There are several highly rated Primary and Secondary schools nearby including The Piggott School at Wargrave and there is delightful countryside surrounding the village. The larger town centres of Reading, Maidenhead, Windsor, Bracknell and Wokingham are easily accessible, as are both the M4 & M40.

HMRC Anti Money Laundering

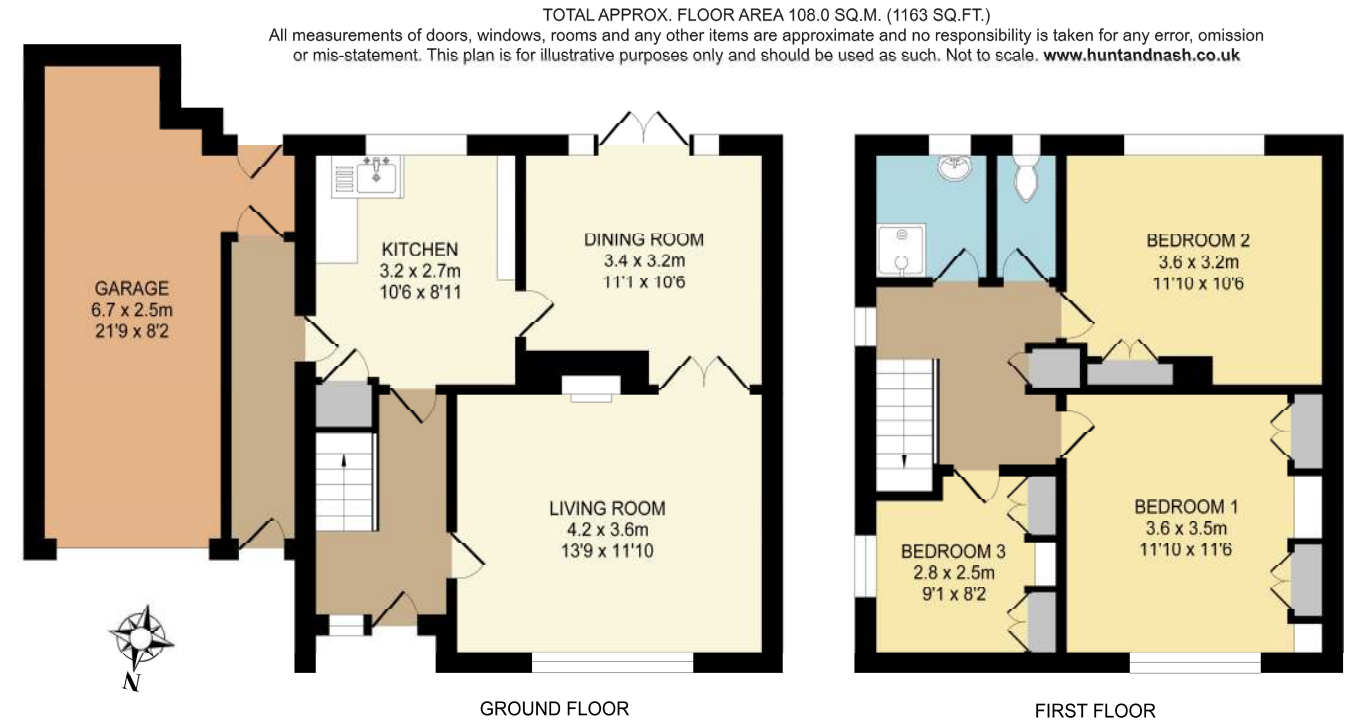
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £495,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk



GROUND FLOOR

FIRST FLOOR





Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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