

# HUNT & NASH

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# 10 Lansdowne Terrace, The Grove Twyford, Berkshire RG10 9DY

**CHARMING TWO BEDROOM TERRACED COTTAGE IN THE HEART OF THE VILLAGE  
SHORT DISTANCE TO SHOPS & STATION: CONSERVATION AREA  
LOUNGE/DINING ROOM: KITCHEN: FIRST FLOOR BATHROOM  
PRIVATE REAR GARDEN: RESIDENT'S PERMIT PARKING UPON APPLICATION  
IDEALLY SITUATED: NO ONWARD CHAIN  
COUNCIL TAX BAND C: EPC RATING E**



Ideally located in small cul de sac and with a Conservation Area is this delightful two bedroom terraced cottage offering well presented accommodation, in an ideal position, with no onward chain.

The wooden front door opens into a spacious reception room with an attractive fireplace and stairs rising to the first floor.

Double doors from the reception room open into the kitchen that is fitted with a range of matching wall and base units, above and below fitted work surfaces with space for all the usual appliances. There is a set of doors leading out to the rear garden.

On the first floor there are two double bedrooms, one enjoying a front aspect and the other the rear, and these are complemented by a bathroom that is fitted with a white suite and matching tiling.

The private rear garden has been paved and landscaped for low maintenance and benefits from a wooden shed. In the street there is limited Resident's Permit Parking available and enquiries regarding this should be made with Wokingham Borough Council via their website.

Twyford is a thriving village with excellent amenities including good local shops, Waitrose, several restaurants and pubs and the new Elizabeth Line to Paddington and The City. There is delightful countryside surrounding the village yet the large 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**

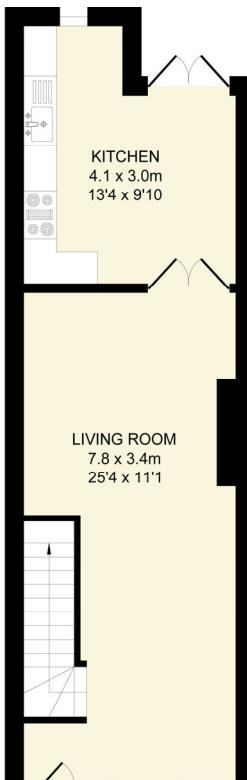
## GUIDE PRICE . . . £425,000 . . . FREEHOLD

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

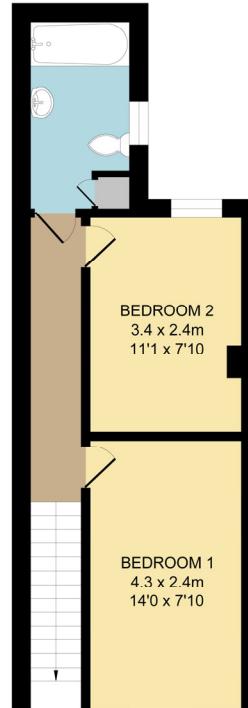
**Viewing By Appointment**  
Tel: 01628 522568 Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



All 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. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)



GROUND FLOOR



FIRST FLOOR





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12 The Parade, Bourne End SL8 5SY  
bourneend@huntandnash.co.uk



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