

**8 OLD MILL COURT, TWYFORD, READING, BERKSHIRE,
RG10 9AF**

- Beautifully presented
- Driveway and further parking space along with garage
- Less than 0.5 miles to Twyford Station
- Central village location
- Unfurnished
- Available July

£2,850 per month + permitted payments *

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433



davistate.com

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PROPERTY DESCRIPTION

A modern and executive four bedroom home in the heart of Twyford village. This property benefits from a contemporary kitchen, stylish bathrooms and is close to Twyford station. Landscaped garden to the rear and driveway parking and garage. Available unfurnished Mid August. EPC Rating - D

LOCAL INFORMATION

Twyford is a bustling village set 6 miles to the East of Reading; the Anglo-Saxons named Twyford after the two fords across the River Loddon in the village. Surrounded by beautiful countryside and the towns of Henley-on-Thames, Reading and Maidenhead there is plenty to do. Offering a range of restaurants, pubs and shops including Waitrose, this busy village also has a range of highly regarded schools such as The Piggott School, Piggott Junior School (Wargrave), Robert Piggott Primary School (Charvil), Polehampton Primary and Colleton Primary. There are also local private schools in the nearby villages of Hurst and Sonning. Twyford has a mainline train station with regular trains to Paddington and the Elizabeth Line running from Twyford station allowing direct access to the city.





ACCOMMODATION

The accommodation provides entrance hall, cloakroom, an open plan lounge and dining room with an orangery overlooking the landscaped garden. The stylish modern kitchen has built in Siemens appliances. The first floor has a master bedroom with a remodelled en-suite with walk-in shower and built in wardrobes, two further bedrooms and the fourth bedroom is currently used as a dressing room. The family bathroom has also been modernised to a high specification.

OUTSIDE SPACE

The rear garden has been landscaped with patio area, decking, lawn and decorative ponds. Driveway parking to the front.

LOCAL AUTHORITY and SERVICES

Wokingham District Council - Council Tax Band F - all mains services



IMPORTANT NOTICE

* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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