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29A, BROOK STREET, TWYFORD, READING, BERKSHIRE,
RG10 9NX



- Two bedroom semi-detached
- Cottage style home
- Off road parking
- Private rear garden
- No onward chain
- Upstairs bathroom

Offers in the region of £450,000 (Freehold)

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



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PROPERTY DESCRIPTION

Two bedroom semi-detached property located close to Twyford train station and offering off road parking for 2 cars. Built in 2002 this modern home has been designed to be in keeping with the Victorian style cottages on the rest of the street. EPC rating C. No onward chain.

LOCAL INFORMATION

Twyford is a bustling village set 6 miles to the East of Reading. 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

Enter the property into the welcoming sitting/dining room with wooden flooring and bay window to front. This reception room leads through to the fully fitted kitchen with access to the rear gardens and the downstairs cloakroom. Upstairs there are two double bedrooms and a fully fitted bathroom.

Please note: The cloakroom, bathroom and kitchen have all been replaced in the last 18 months (approximately).



OUTSIDE SPACE

Driveway parking for 2 cars and storage shed. The rear garden is fully mainly laid to lawn with a patio area, ideal for entertaining.

LOCAL AUTHORITY and SERVICES

Wokingham borough council tax band D. All mains services.



CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

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

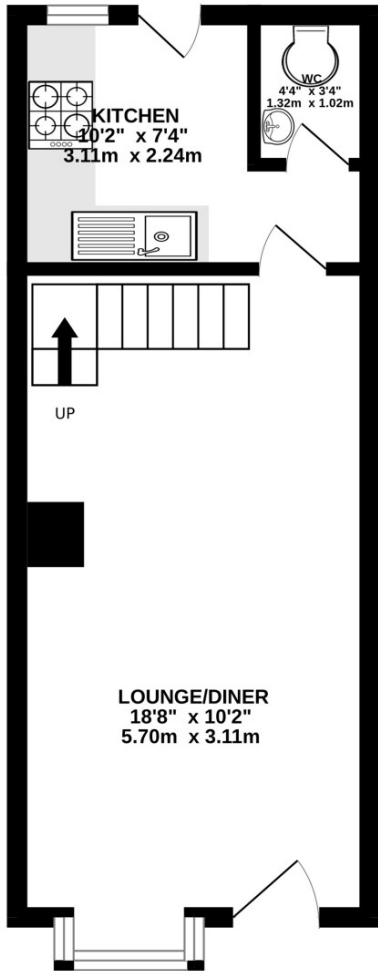
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

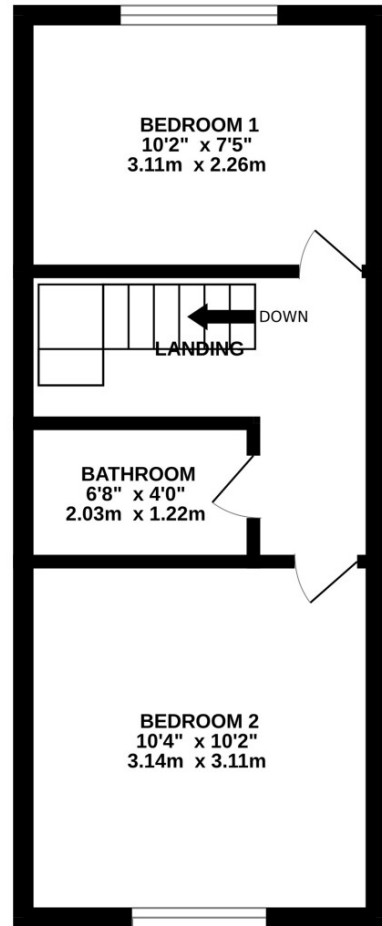
REFERRAL FEES

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
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR
266 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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