

# HUNT & NASH

Est. 1938

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# 1a Hilltop Road, Twyford Berkshire RG10 9BH

**TWO DOUBLE BEDROOM DETACHED BUNGALOW  
SITTING ROOM: FITTED KITCHEN: CONSERVATORY  
GAS CENTRAL HEATING: DOUBLE GLAZING  
SHOWER ROOM: DRIVEWAY & GARAGE: FRONT & REAR GARDENS  
POPULAR LOCATION: NO ONWARD CHAIN  
COUNCIL TAX BAND D: EPC RATING D**



Enjoying a highly sought after location, this two double bedroom detached bungalow is well presented throughout and is offered to the market with vacant possession upon completion and no onward chain.

The accommodation comprises of a spacious front aspect living room with an adjacent conservatory to the side and there is a modern fitted kitchen with a rear door leading out to the garden. The two double bedrooms are complemented by a re fitted shower room and the second bedroom is currently used as a dining room with patio doors to the rear.

The paved rear garden has been landscaped for low maintenance and provides plenty of privacy. The front garden again has been landscaped and there is an attached single garage with an up and over door and a driveway.

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**

**Approx Travel Times from Twyford Station - Elizabeth Line  
London Paddington 26 min | Reading 7 min | Canary Wharf 75 min**

## **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.

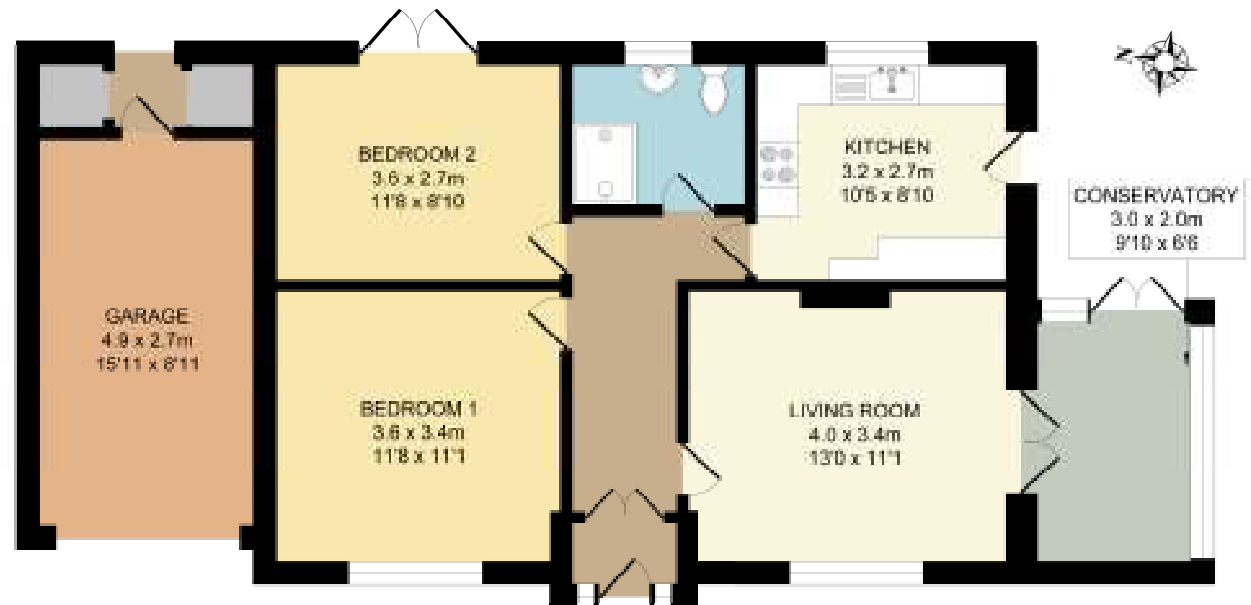
Tel: 01628 522568

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



TOTAL APPROX. FLOOR AREA 82.0 SQ.M. (883 SQ.FT.)

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)



Mobile/internet services for this property can be found on <https://checker.ofcom.org.uk>

For risk of flooding check - <https://check-long-term-flood-risk.service.gov.uk/risk#>





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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