



Keith Gibbs
ESTATE AGENTS

38 New Road, Twyford, Reading, Berkshire RG10 9PT

£1,900 pcm

Property Summary

Available for rental is this Three Double Bedroom Detached House with Two Reception Rooms, Kitchen, Utility, Garden Room, Basement. The property is older and will suit those tenants wanting to live in a characterful home. The property also benefits from a good size Rear Garden, Garage and Driveway Parking and is in a convenient and popular location within Twyford Village. Twyford has direct rail links into London, both GWR & Elizabeth Line and offers excellent school catchment.

Features

- OLDER DETACHED HOUSE LOCATED IN THE POPULAR VILLAGE OF TWYFORD
- TWO RECEPTION ROOMS
- KITCHEN
- UTILITY ROOM & CLOAKROOM
- THREE DOUBLE BEDROOMS
- BATHROOM
- BASEMENT
- REAR GARDEN
- GARAGE & DRIVEWAY PARKING



Room Descriptions

Entrance Hall
Stairs rising to the First Floor.

Living Room
4.83m x 3.65m (15' 10" x 12' 0") Front and side aspect with bay window, radiator and ornamental fireplace.

Dining Room/Reception 2
4.35m x 3.66m (14' 3" x 12' 0") Side and rear aspect with doors leading to Garden Room, fireplace.

Garden Room
2.18m x 2.87m (7' 2" x 9' 5") Part-glazed, radiator and door to rear garden.

Kitchen
3.15m x 3.68m (10' 4" x 12' 1") Rear aspect with view to rear garden. A range of eye-level and base unit cupboards with worktops over. Door through to Utility & Cloakroom. Steps leading down into the Basement from Utility Room.

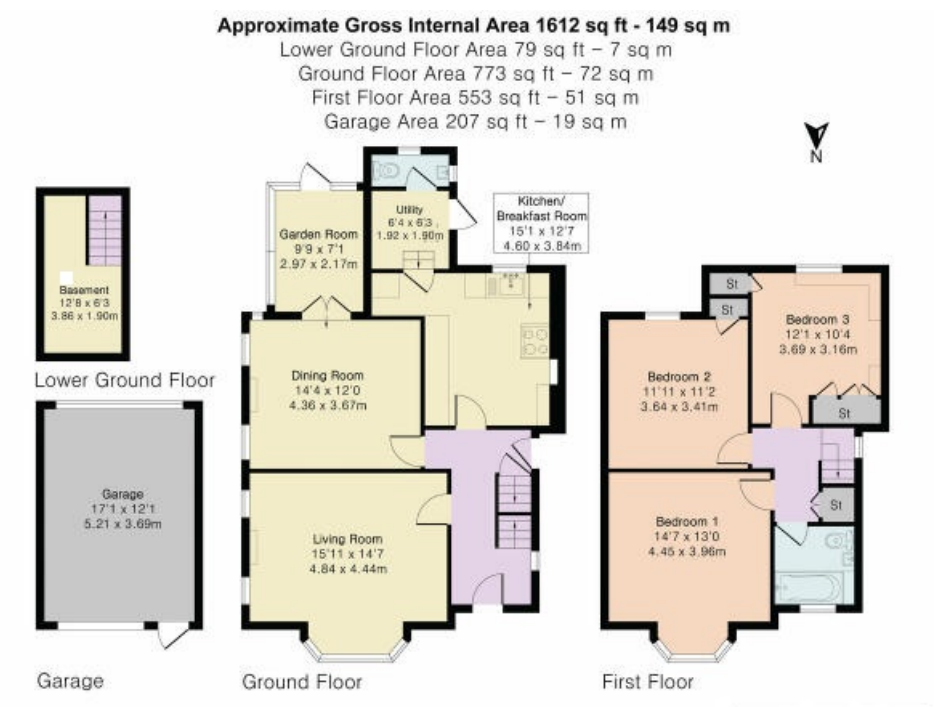
Basement

Bedroom One
3.96m x 3.65m (13' 0" x 12' 0") Front aspect bay window, radiator.

Bedroom Two
3.48m x 3.66m (11' 5" x 12' 0") Rear aspect, built-in cupboard, radiator.

Bedroom Three
3.15m x 3.68m (10' 4" x 12' 1") Rear aspect, built-in wardrobes and cupboards, radiator.

Garage
3.70m x 5.20m (12' 2" x 17' 1")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC