The Estate Agent People Recommend

WentWorth Estate Agents

88 East Park Farm Drive, Charvil RG10 9US

WentWorth Estate Agents have pleasure in offering this very well maintained Bryant Stratford style FOUR BEDROOM DETACHED family home on the sought after East Park Farm Drive Development of Charvil.

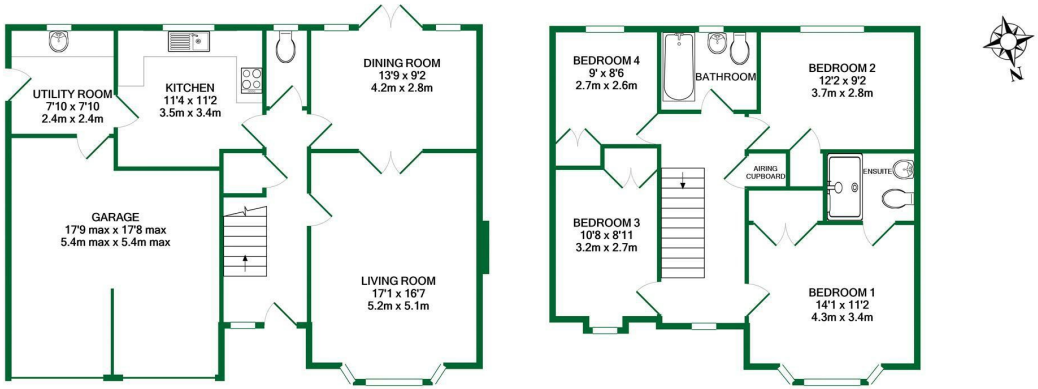
The property gives access to both Reading and Twyford, with mainline stations serving London Paddington. there is an ease of access to the M4 and M40 motorways. Twyford village is approximately 1 mile away offering; restaurants, pharmacy, doctors surgery, local shops, Waitrose and Tesco Express.

Within catchment for Charvil Piggott Primary School which a short walk away, Sonning Primary School, Polehampton Infant and Junior School and Piggott Secondary School.

Ground Floor Accommodation comprises of Entrance Hall, Cloakroom, Front Aspect Sitting Room with views onto an open green, Dining Room, Kitchen/Breakfast Room and Utility Room.

First Floor Accommodation comprises Part Galleried Landing with front aspect window, Master Bedroom with bay window and views over the green and an En-suite Shower Room, Three Further Bedrooms and a Family Bathroom.

Further Benefits include a Double Garage that has internal access via the Utility Room, off road parking, laid to lawn and a South Facing Rear Garden.



GROUND FLOOR
APPROX. FLOOR
AREA 930 SQ.FT.
(86.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 677 SQ.FT.
(62.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1607 SQ.FT. (149.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ACCOMMODATION

- ENTRANCE HALL
- SITTING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- DOUBLE GARAGE
- SOUTH FACING REAR GARDEN

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.