



68 East Park Farm Drive,
Charvil, Reading, RG10 9US
Price guide £900,000



wentworthea.com

East Park Farm Drive, Charvil

Wentworth Estate Agents are delighted to offer this superbly presented BRICK AND FLINT FACED CHARLES CHURCH FOUR DOUBLE BEDROOM DETACHED FAMILY HOME built in 1998 on the popular East park farm drive.

Offered in excellent decorative order with extended re-furbished kitchen / dining / living room and refurbished bathrooms.

Ground floor accommodation comprises of entrance hall, up-dated cloakroom, living room which offers dual aspect of the house and sliding doors to the garden. A stunning extended re-furbished kitchen / dining / living room, the hub of the house, a fabulous room for entertaining with bi fold doors to the garden. Located off the kitchen is a utility room with side door access.

First floor accommodation comprises of master bedroom with fitted wardrobes and refurbished fully tiled shower ensuite, three further double bedrooms and refurbished family bathroom.

Further benefits include DETACHED DOUBLE GARAGE with part electric garage door, parking for two cars on the driveway, landscaped garden with oak sleeper borders and a lovely patio area, gas central heating, re-decorated throughout.

The property gives ideal access to both Twyford and Reading, with mainline stations serving Reading and London Paddington with the benefit of the Elizabeth line. There is an ease of access to the M4, M40 and M25 motorways. Twyford village is approximately 1 mile away, offering restaurants, pharmacy, doctor's surgery, local shops, Coffee shops, Tesco Express and Waitrose. There are excellent countryside walks on the adjacent Charvil country park.

Within catchment for Charvil Piggott Primary School, only a short walk away, Polehampton Infant and Junior School, Sonning primary school and Piggott Senior School.

EPC RATING - C
COUNCIL TAX BAND - G



Entrance hall

A good size entrance hall with innovative under stairs storage, access to the living room, cloakroom and kitchen / living / dining room.

Cloakroom

A modern up-dated cloakroom with WC and wash hand basin with storage under.

Lounge

A light 21ft room with dual aspect, carpeted and a feature fireplace. Sliding doors leading into the landscaped garden.

Kitchen / Living / Dining room

A stunning 29 ft room, the hub of the house, a fantastic space for entertaining, offering plenty of eye and base level units with a large island and space for two stools, integrated dishwasher, two ovens, induction hob and sink. A great space for an eight seater table and plenty of space for a sofa with bi fold doors into the garden.

Utility room

Located off the kitchen with further storage and sink and space for washing machine and dryer and a side door access to the garage and garden.

Master bedroom and Ensuite

Located at the front of the house with floor to ceiling fitted wardrobes and refurbished ensuite. Fully tiled ensuite with WC, wash hand basin with storage under and shower.

Bedroom 2

At the front of the property, a further double bedroom with fitted wardrobes

Bedroom 3

Located at the rear a double bedroom with fitted wardrobes and a view of the garden.

Bedroom 4

Located at the rear a further double bedroom benefitting with a view of the garden.

Family Bathroom

Refurbished fully tiled family bathroom with Jacuzzi bath and shower over, WC and wash hand basin within fitted storage cupboards.

Garden

The garden has been landscaped with a large patio area, plenty of space for table and chairs to relax.



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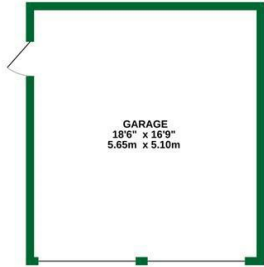
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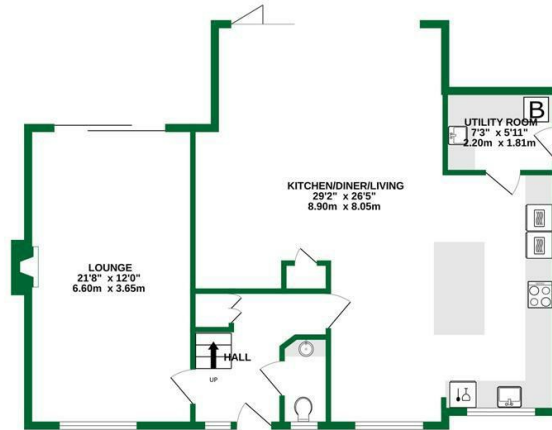
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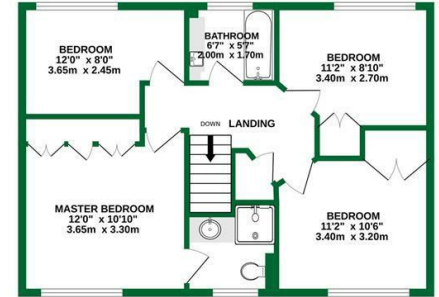
OUTBUILDING
310 sq.ft. (28.9 sq.m.) approx.



GROUND FLOOR
969 sq.ft. (90.1 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1895 sq.ft. (176.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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The Estate Agent People Recommend



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.