The Estate Agent People Recommend

WentWorth Estate Agents

43 Gingells Farm Road, Charvil RG10 9DJ

Price guide £739,999

Wentworth Estate Agents are delighted to offer this FOUR BEDROOM DETACHED FAMILY HOUSE in this popular development in Charvil. The property has been fully renovated throughout, a great opportunity to move in and start making memories.

The property is located 0.8 miles away from Twyford village with restaurants, coffee shops, Tesco Express and Waitrose. Twyford mainline station serving London Paddington and Reading.

Within catchment for Charvil Piggott Primary School, Polehampton Infant and Junior School and Piggott Senior School.

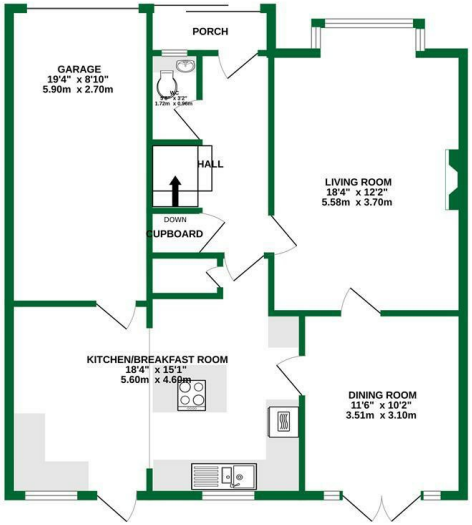
Ground floor accommodation comprises of porch area, entrance hall, cloakroom, 18ft living room with bay window and gas fire place, dining room with patio doors to a decking area and the garden. The kitchen / breakfast room has a lovely big island with storage cupboards and space for bar stools. Integrated dishwasher, fridge/freezer, double oven , induction hob and a fabulous walk in larder cupboard. The kitchen also benefits with further storage and an additional sink with space for a washing machine and dryer. There is access to the garage and also access to the garden.

First floor accommodation comprises of master bedroom, a further double bedroom at the rear, two good size single bedrooms and refurbished family bathroom with bath, shower, WC and wash hand basin.

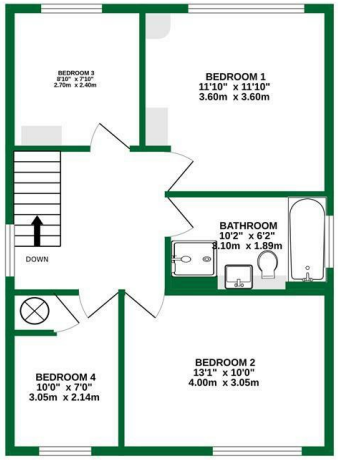
Further benefits include parking at the front for two cars, integral garage, south facing garden with patio area, laid to lawn with shrubbery and a vegetable area. Further garden area at the front of the property across from the house, which has a great outlook from the living room. Gas central heating and double glazed windows.

EPC - C

GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1417 sq.ft. (131.6 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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ACCOMMODATION

- FOUR BEDROOM DETACHED HOUSE
- RENOVATED THROUGHOUT
- FRONT AND REAR GARDEN
- KITCHEN / DINING AREA, A GREAT ENTERTAINING SPACE
- REFURBISHED BATHROOM
- NO ONWARD CHAIN
- PLENTY OF PARKING
- EPC - C
- COUNCIL TAX BAND - F
- FREEHOLD

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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.