



87 Milestone Avenue,
Charvil, Reading, RG10 9TN
£950,000



wentworthea.com

Milestone Avenue, Charvil

Wentworth Estate Agents have pleasure in offering to the market a FOUR BEDROOM DETACHED HOUSE WITH DETACHED SINGLE GARAGE in a sought after private road.

The property benefits with views of the fields at the front of the property, and walking distance to the river Thames, where you can walk to Sonning-on-Thames and Wargrave.

Ground floor accommodation comprises of a curved porch area into a light entrance hall with access to the reception rooms. Study and snug/dining room at the front of the property both with bay windows, a good size living room at the rear with a gas fire place and dual aspect windows and patio doors to the garden. Kitchen/dining room with plenty of storage space and island, with views of the garden and patio doors leading into the garden. Utility room with further storage and additional sink and through to the cloakroom.

First floor accommodation comprises of master bedroom with fitted wardrobes and ensuite with wash hand basin, WC and shower, a further two double bedrooms, a single bedroom and family bathroom with WC, wash hand basin and bath with shower over.

Further benefits include front garden with plenty of parking on the gravel driveway, single detached garage, laid to lawn garden with opportunity for a garden room at the rear and within a lovely quiet and sought after area.

NO ONWARD CHAIN

FREEHOLD

Council Tax Band - G



Entrance Hall

A large light entrance hall with wooden flooring and access to all ground floor rooms.

Study

At the front of the property, a perfect study with a bay window and views of the front and fields across the road.

Family room

Accessed from the hallway, with wooden flooring and a bay window overlooking the front garden. A perfect snug / playroom / games room.

Kitchen / Dining room

A lovely long kitchen / dining room with dual aspect windows and plenty of eye and base level units. An island with space for two stools and further storage and the dishwasher, benefitting with a fabulous view of the garden. The kitchen benefits with under floor heating, integrated microwave, large range master and fridge/freezer. Plenty of space for a six seater table.

Utility

A great size room with space for the washing machine and dryer, an additional sink and further storage cupboards. Benefits with a window overlooking the garden.

Cloakroom

Accessed from the utility room, a modern cloakroom with large square sink, and WC.

Master bedroom

At the rear of the property, a lovely size room with fitted wardrobes.

Ensuite

Half tiled ensuite with wash hand basin and storage under, WC and shower.

Bedroom 2

At the rear of the property, overlooking the garden, a good size double bedroom

Bedroom 3

At the front of the property, a further double bedroom.

Bedroom 4

A good size single bedroom.

Family Bathroom

Large family bathroom, half tiled with a WC, wash hand basin, bath with shower over.

Garden

A good size garden, with scope for a garden room at the rear of the garden. The garden benefits with being laid to lawn, shrubbery and apple tree. Large decking area, perfect for tables and chairs.



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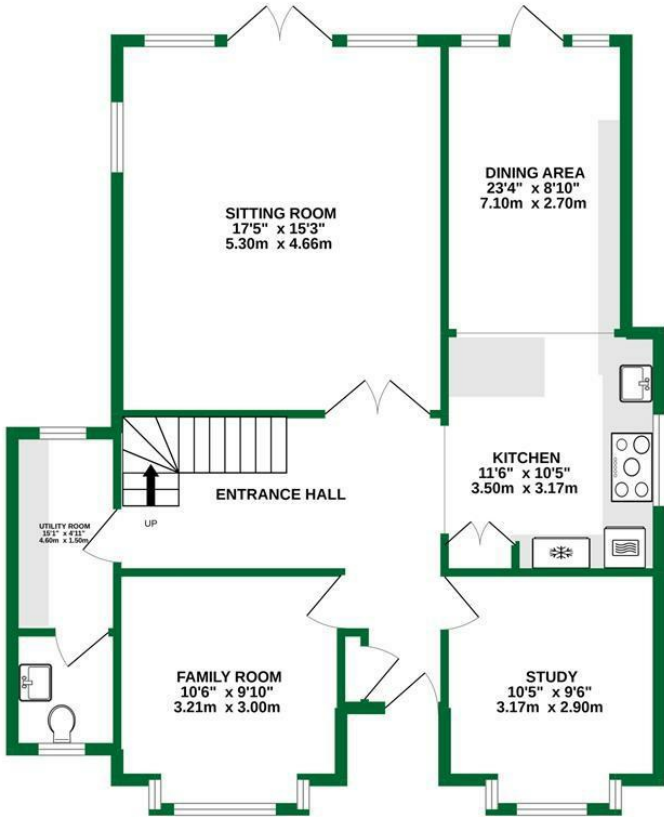


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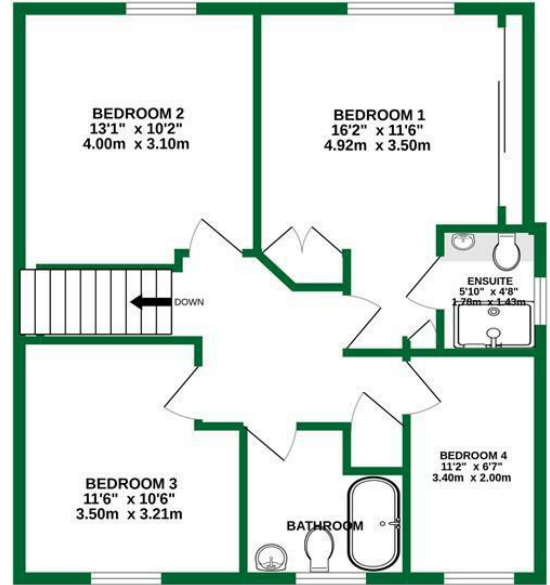


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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1654 sq.ft. (153.7 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.