



12 The Hawthorns,
Charvil, Reading, RG10 9TS



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The Hawthorns, Charvil

WentWorth Estate Agents have pleasure to offer to the market a FOUR BEDROOM GLENEAGLES DETACHED family home built by Hicks developers, located in the popular Hawthorns Development of Charvil.

The property is within catchment for Charvil Piggott Primary School, Sonning C of E Primary School and Piggott Secondary School. With access to the A4, M4, A329, Reading, Woodley and Twyford. Twyford is within 1.3 miles with local shops and supermarkets and the mainline train station serving London Paddington and Reading. (Cross Rail due in 2021)

Ground floor accommodation comprises of an entrance hall, cloakroom, living room, dining room, study, conservatory, kitchen/breakfast room, and utility room.

First floor accommodation comprises of spacious landing new boarded loft space with drop down ladder, master bedroom with dressing room and shower en-suite, three further double bedrooms and a family bathroom.

Further benefits include detached double garage, parking for two cars on driveway, stunning laid to lawn garden with shrubs and good size patio areas, water feature, kitchen garden area on the side of the house with green house.

EPC - TBC



Entrance Hall

A good size entrance hall with cupboard for coats and shoes.

Living Room

A dual aspect 18ft living room with feature fireplace and door leading to garden and double doors into the conservatory

Conservatory

A lovely light room with tiled floor and heating. Accessed from the living room.

Dining Room

Approached from the hallway, a good size room with sliding doors leading into the garden

Study / Music room

At the front of the property, a good size, space for two desks.

Cloakroom

Located off the hallway, with WC and wash hand basin

Kitchen / breakfast room

A lovely light kitchen with plenty of eye and base level units, 5 ring gas hob, double oven, integrated dishwasher and refrigerator and space for a table.

Utility

Located off the kitchen with space for the washing machine and dryer and fridge freezer plus further cupboard space

Master bedroom with ensuite and dressing area

A 13ft master bedroom with dressing room and Shower ensuite bathroom with power shower

Bedroom 2

A 14ft double bedroom at the rear of the property with fitted wardrobes.

Bedroom 3

A double bedroom at the front of the property with fitted wardrobes

Bedroom 4

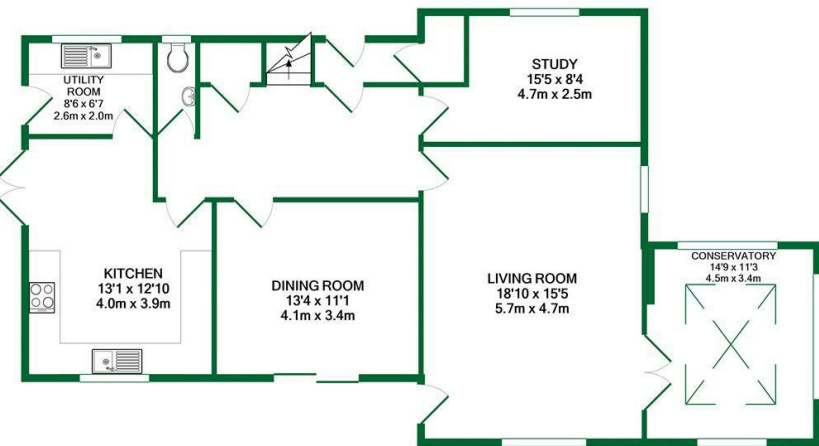
A double bedroom at the rear of the property with fitted wardrobes

Family Bathroom

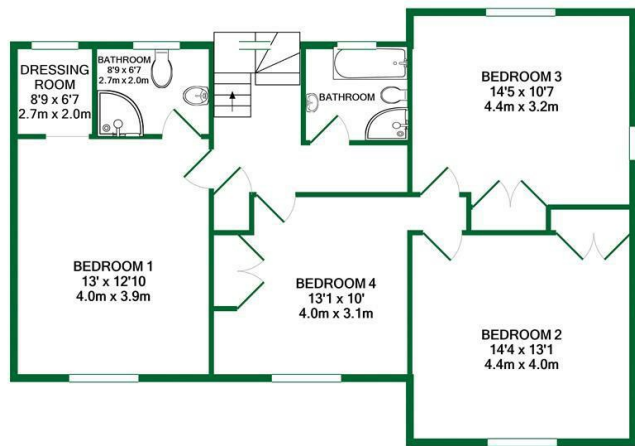
A refurbished four piece family bathroom with WC, wash hand basin, bath, power shower and underfloor heating.



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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2024 SQ.FT. (188.0 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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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.