



27 Park View Drive South,
Charvil, Reading, RG10 9QX
£1,499,500



wentworthea.com

Park View Drive South, Charvil

Wentworth Estate Agents have pleasure in offering to the market a high specification SEVEN BEDROOM DETACHED FAMILY HOUSE in the popular area of Charvil. The property is within catchment for Charvil Piggot Primary, Sonning C of E Primary and Piggott Senior School. The property is approximately 3559 square feet, built in 2008 to a high specification throughout, with an extensive amount of living space.

Within a short distance is a local corner shop and 1.4 miles to Twyford village with shops, coffee shops, pharmacy, Tesco Express and Waitrose. In addition Twyford mainline train station serving Reading and London Paddington.

Ground floor accommodation comprises of large entrance hall, family room with fireplace, 25ft living room with panoramic bi fold doors to garden, 37ft Miele kitchen / dining room with plenty of eye and base level units. cloakroom and utility room with access to the garage.

First floor accommodation comprises of master bedroom with fitted wardrobes and large ensuite with double sink, WC and shower, Two further double bedrooms with fitted wardrobes and shower ensuite, Bedroom 4 and 5 are further doubles with fitted wardrobes. Fully tiled family bathroom with bath, wash hand basin and WC. Underfloor heating to ground and first floor.

Second floor accommodation comprises of 19 ft games room with velux windows, study with shower ensuite and storage.

Further benefits include CAT5 network cable installed throughout the property with media system throughout the house, full CCTV system, plenty of parking to the blocked paved driveway, garage with electric door, landscaped shrubs to the front and landscaped laid to lawn west facing garden at the rear. gas central heating,

FREEHOLD
COUNCIL TAX BAND G
EPC RATING C



Entrance Hall

Lovely large entrance hall with tiled floor, showcasing the oak staircase.

Family Room

At the front of the property with a bay window and fireplace.

Living room

A lovely 26ft large living room with fireplace and bifold doors to the garden.

Kitchen / Dining room

A 38ft kitchen / dining room with plenty of eye and base level units, integrated dishwasher, four ovens, gas hob. breakfast bar area and a large space for a table.

Utility room

Accessed from the rear of the kitchen, with an additional sink and space for the washing machine and dryer.

Cloakroom

Tiled floor with WC and wash hand basin

Master Bedroom and Ensuite

An 18ft master bedroom with fitted wardrobes and large ensuite with stand alone shower, double sink and WC.

Bedroom 2 and Ensuite

At the rear of the property a double bedroom with fitted wardrobes and shower ensuite, WC and wash hand basin.

Bedroom 3 and Ensuite

At the rear of the property a double bedroom with fitted wardrobes and shower ensuite, WC and wash hand basin

Bedroom 4

At the rear of the property with fitted wardrobes

Bedroom 5

At the front of the property with fitted wardrobes

Family Bathroom

A fully tiled family bathroom with bath, WC and wash hand basin

Study

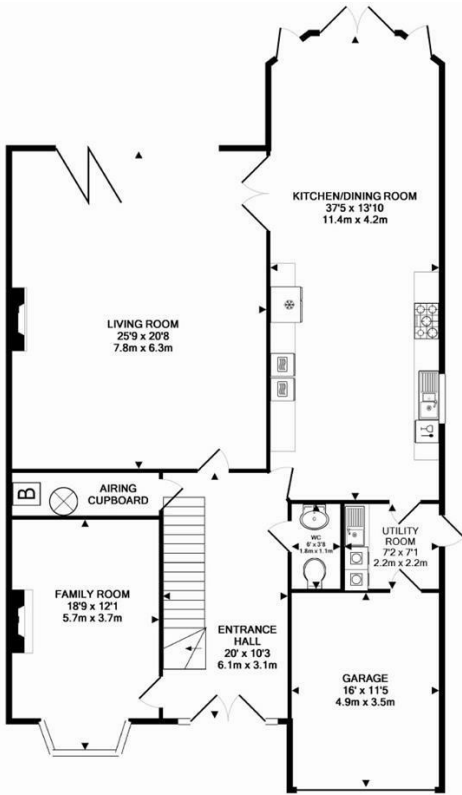
On the second floor, 12 ft room with storage and shower ensuite, WC and wash hand basin.

Games Room

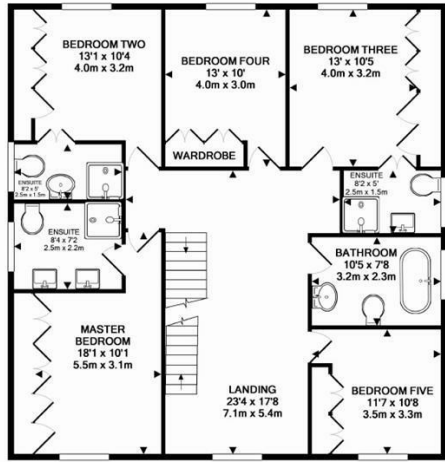
On the second floor, a 19ft games room with velux windows



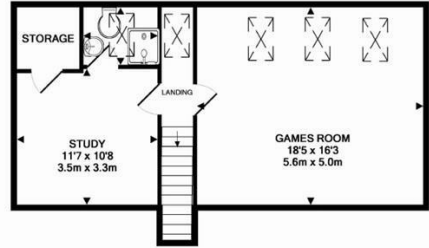
The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB
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GROUND FLOOR
 APPROX. FLOOR AREA
 1178 SQ.FT.
 (108.2 SQ.M.)



1ST FLOOR
 APPROX. FLOOR AREA
 1240 SQ.FT.
 (115.2 SQ.M.)



2ND FLOOR
 APPROX. FLOOR AREA
 541 SQ.FT.
 (50.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3559 SQ.FT. (330.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.