



27A Park View Drive South,
Charvil, Reading, RG10 9QX



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Park View Drive South, Charvil

Wentworth Estate Agents have the pleasure of offering a FIVE BEDROOM DETACHED FAMILY HOME to the market. The property is within catchment for Charvil Piggot Primary, Sonning C of E Primary and Piggott Senior School.

Within a short distance is a local shop and 1.4 miles to Twyford village and Twyford Mainline Train station serving Reading and London Paddington.

Ground Floor accommodation comprises of Entrance Hall, Living Room with Bi Fold doors, Study, Kitchen / Dining Room, Utility Room, Cloakroom and access to the garage.

First Floor accommodation comprises of Master Bedroom with Shower Ensuite, Bedroom 2 with shower Ensuite, Three further Double Bedrooms and Family Bathroom.

Further Benefits include private driveway with parking for three cars and single integral garage. UPVC double glazed windows, under floor heating on the ground floor, good size laid to lawn private garden.

EPC Rating B

NO ONWARD CHAIN



Entrance Hall

A lovely light long entrance hall with under floor heating

Living Room

A lovely light 18 ft living room carpeted with under floor heating and Bi Fold doors leading into the garden

Study

Located at the front of the property with a bay window, carpeted and under floor heating.

Cloakroom

A lovely tiled Cloakroom, with low level WC, wash hand basin and towel rail

Kitchen / Dining Room

A large 26ft Kitchen / Dining Room with Bi Fold doors leading onto the garden, large kitchen Island, plenty of eye and base level units, 6 Ring gas Hob, Extractor Fan, Double Bin Drawer, Two Neff ovens, Neff Microwave, Neff Coffee Machine, Full size integrated fridge and full size integrated freezer.

Utility Room

Accessed from the kitchen, space for washing machine and dryer, sink with draining board and cupboards with access to the side of the property.

Master Bedroom with Shower Ensuite

A large 17ft double bedroom at the rear of the property, carpeted, looking into the garden with Tiled shower Ensuite, low level WC and wash hand basin and towel rail.

Bedroom 2 with Shower Ensuite

A 17ft double bedroom at the front of the property over the garage with a tiled shower ensuite with low level WC and wash hand basin and towel rail.

Bedroom 3

Located at the rear of the property with two windows, a large 18ft double bedroom

Bedroom 4

In the centre of the property, a 12ft double bedroom looking onto the garden

Bedroom 5

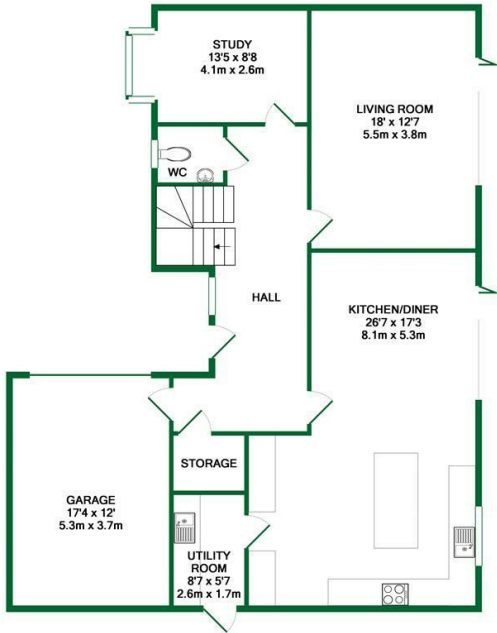
At the front of the property a 13ft double bedroom with a bay window

Family Bathroom

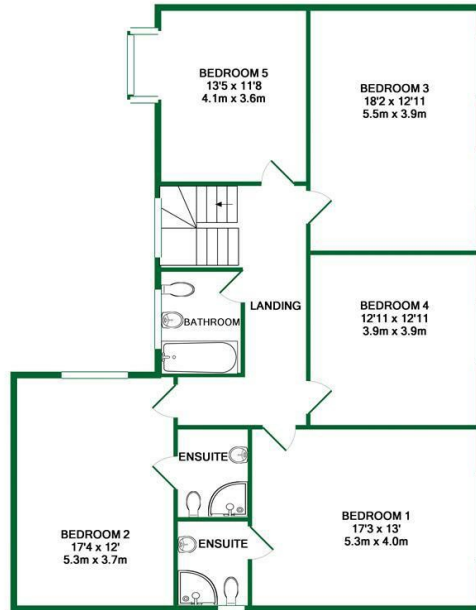
A Three piece full tiled family bathroom with low level WC, wash hand basin, bath with shower and under floor heating



The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB
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GROUND FLOOR



1ST FLOOR



LOFT AREA



TOTAL APPROX. FLOOR AREA 2476 SQ.FT. (230.0 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.