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2 East Park Farm Drive,  
Charvil, Reading, RG10 9UJ  
**£875,000**

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# East Park Farm Drive, Charvil

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Wentworth Estate Agents have the pleasure to present this very well maintained Charles Church Lichfield style DETACHED FIVE BEDROOM family home with DETACHED DOUBLE GARAGE on the sought after East Park Farm development of Charvil.

The property gives ideal access to both Reading and Twyford, with mainline stations serving London Paddington. There is an ease of access to the M4 and M40 motorways. Twyford village is approximately 1 mile away, offering restaurants, pharmacy, doctor's surgery, local shops, Waitrose and Tesco Express.

Within catchment for Charvil Piggott Primary which is a short walk away, Sonning Primary School, Polehampton Infant and Junior School and Piggott Secondary school.

Ground floor accommodation comprises of entrance hall, cloakroom, living room, dining room, conservatory, study, kitchen/ breakfast room and utility room with access to the garden.

First floor accommodation comprises of large double bedroom with fitted wardrobes and shower ensuite, three further double bedrooms and family bathroom.

Second floor accommodation comprises of large master bedroom with fitted wardrobes and shower ensuite.

Further benefits include gas central heating, double glazed windows, detached double garage, good size private rear garden, parking for several cars on the driveway.

EPC - C



#### Entrance hall

A lovely good size entrance hall with wooden flooring.

#### Living room

A 21ft living room with wooden flooring and fireplace with access to the conservatory and dining room.

#### Dining room

A 11ft dining room with wooden flooring and access from the living room and from the entrance hall.

#### Conservatory

A large 19ft conservatory looking into the garden, currently used as an office.

#### Kitchen / Dining room

This is accessed from the hallway, a modern kitchen / breakfast room, with plenty of eye and base level units, integrated dishwasher, integrated fridge/freezer, oven, hob and benefits with a breakfast bar area.

#### Study

Located off the kitchen at the rear of the property with a view of the garden

#### Utility room

Accessed from the kitchen with an additional sink and eye and base level units and space for washing machine and dryer

#### Master bedroom with ensuite

This is located on the second floor, a 25ft master bedroom with fitted wardrobes, dual aspect windows and a shower ensuite, WC and wash hand basin with storage under.

#### Bedroom 2 with ensuite

This is on the first floor with fitted wardrobes and a shower ensuite, WC and wash hand basin.

#### Bedroom 3

A double bedroom at the front of the property

#### Bedroom 4

A double bedroom at the rear of the property

#### Bedroom 5

A double bedroom at the rear of the property

#### Family bathroom

A fully tiled five piece bathroom with stand alone bath, shower, wash hand basin and WC.



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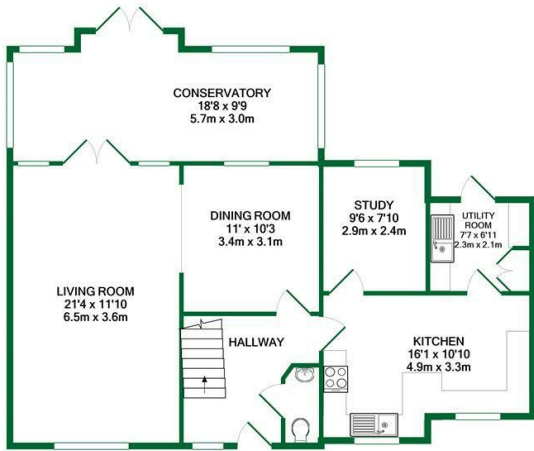
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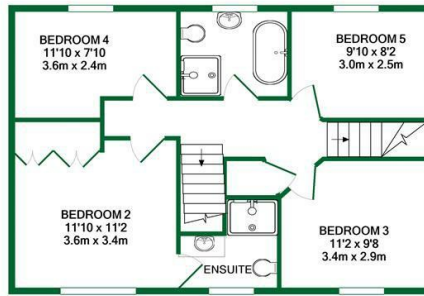
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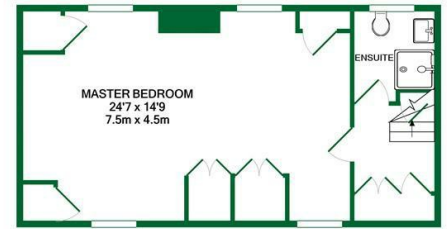
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

**TOTAL APPROX. FLOOR AREA 2045 SQ.FT. (190.0 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.