The Estate Agent People Recommend

WentWorth Estate Agents

# 10 Pipistrelle Way, Charvil RG10 9WA

**£550,000**

Wentworth Estate Agents have pleasure to offer a THREE BEDROOM DETACHED HOUSE in Charvil, built by Messrs Bewley Homes PLC in 2005. The property is positioned in a quiet cul de sac within 1 mile of Twyford village centre and 1.2 miles of Twyford mainline railway station serving London Paddington and Reading. Within catchment for Charvil Piggott Primary School and Piggott Senior School.

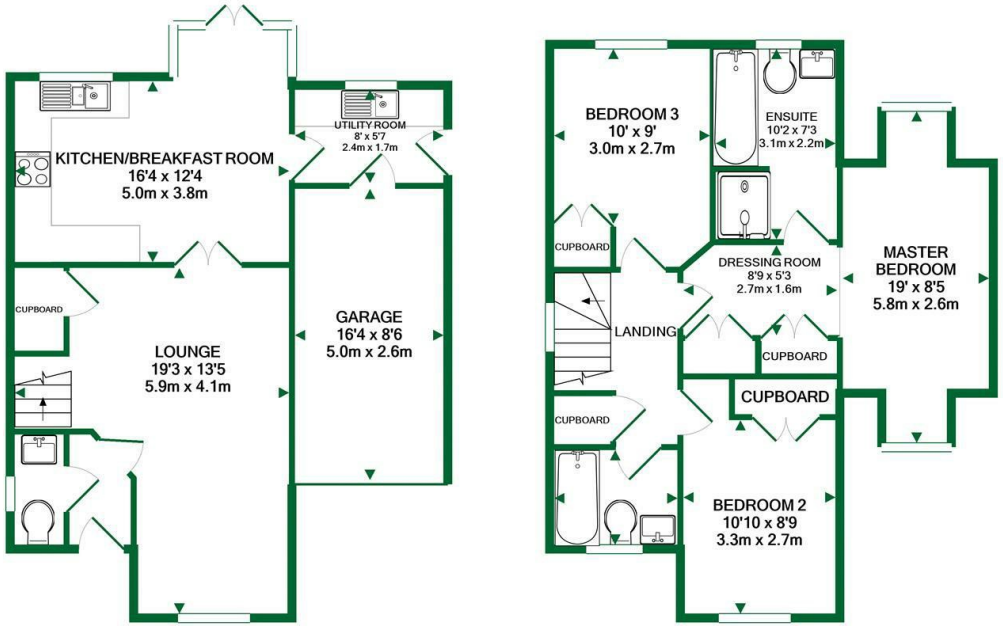
Ground floor accommodation comprises of entrance hall, cloakroom, living room with storage under the stairs, kitchen/dining room with integrated appliances, utility room and access to the garage.

First floor accommodation comprises of master bedroom with dressing room area with double built in wardrobes and 4 piece white ensuite bathroom. Two further double bedrooms with built in wardrobes and family bathroom.

Further benefits include UPVC double glazed windows, gas central heating with mega flow hot water tank, security alarm, loft boarded, security alarm, garage, laid to lawn private garden and parking for one car.

NO ONWARD CHAIN

EPC - C




GROUND FLOOR
APPROX. FLOOR
AREA 636 SQ.FT.
(59.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 599 SQ.FT.
(55.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1235 SQ.FT. (114.7 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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## ACCOMMODATION

- THREE DOUBLE BEDROOM DETACHED HOUSE
- MASTER BEDROOM WITH DRESSING AREA AND ENSUITE
- WITHIN A QUIET CUL DE SAC
- PARKING
- ENCLOSED PRIVATE GARDEN
- GARAGE
- WALKING DISTANCE TO TWYFORD VILLAGE AND TRAIN STATION
- NO ONWARD CHAIN

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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.