



87 The Hawthorns,
Charvil, Reading, RG10 9TT



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The Hawthorns, Charvil

WentWorth Estate Agents have pleasure to offer to the market a FOUR BEDROOM DETACHED family home built by Hicks developers, located in the popular Hawthorns of Charvil in a quiet cul-de-sac.

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.

Ground floor accommodation comprises of a spacious entrance hall with Bi-fold sliding doors to the kitchen/dining room, living room, study, cloakroom and utility room.

First floor accommodation comprises of master bedroom with dressing room and refitted en-suite, three further double bedrooms and family bathroom.

Further benefits include double garage, south facing rear garden with full width patio, off road parking for multiple cars.

EPC - C



Kitchen / Dining room

A stunning room with bi fold doors from the entrance hall, with space for a large family dining table and plenty of eye and base level units, breakfast bar, integrated dishwasher, fitted window blinds, solid wood worktops and plumbing for a water softener. In addition Bi fold doors leading into the garden,

Utility Room

Accessed from the entrance hall with space for the washing machine and dryer, an additional sink and an integrated fridge/freezer. With a door leading to the side of the property and garden.

Living Room

A good size room with a recessed contemporary gas fire and sliding doors leading into the garden

Study / Play room

At the front of the property, a great room off the large entrance hall

Cloakroom

Accessed from the entrance hall with WC and wash hand basin

Master Bedroom / Ensuite / Dressing Room

A triple aspect 17 ft master bedroom with triple fitted wardrobes, dressing room area and en-suite with shower, WC and wash hand basin.

Bedroom 2

At the rear of the property, a double bedroom with triple fitted wardrobes

Bedroom 3

At the rear of the property, another double bedroom with fitted wardrobes

Bedroom 4

At the front of the property, a double bedroom with double fitted wardrobes.

Family Bathroom

With a three piece suite, bath, WC, wash hand basin and fitted shower over the bath.

Garden

A low maintenance south facing large laid to lawn garden with mature shrubs and bedding plants. Large garden shed, large patio area and gated access round the side of the property.



The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB
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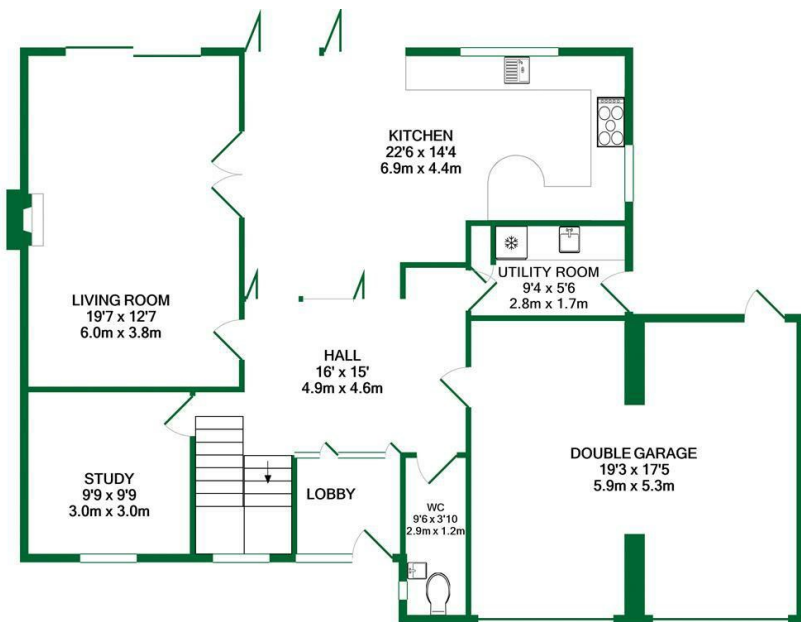
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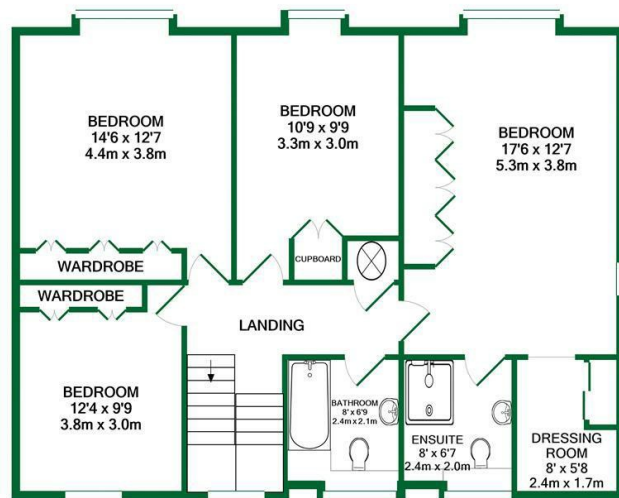
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GROUND FLOOR
APPROX. FLOOR
AREA 1242 SQ.FT.
(115.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 956 SQ.FT.
(88.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2198 SQ.FT. (204.2 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.