

The Estate Agent People Recommend



89 East Park Farm Drive,
Charvil
RG10 9UQ

Price guide £395,000



WentWorth Estate Agents are delighted to present this spacious two bedroom end-of-terrace home in the highly desirable area of Charvil on East Park Farm Drive. Conveniently located within walking distance of Charvil Piggott Primary School and a charming park area, the property offers easy access to numerous walking trails and a nearby nature reserve.

Ground floor features an inviting entrance hall, a convenient cloakroom, 15ft living room and a fully fitted kitchen/dining room with access to the rear garden. Upstairs, the master bedroom includes built-in storage and ensuite shower room. The second double bedroom has built-in storage and family bathroom with WC, bath and wash hand basin.

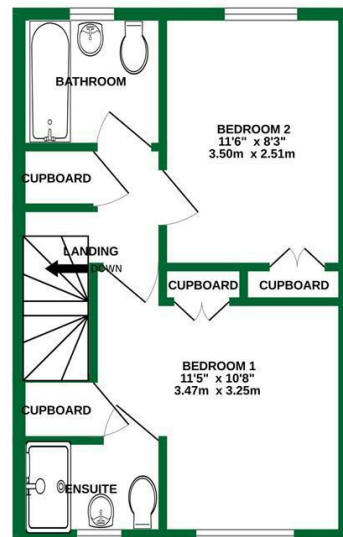
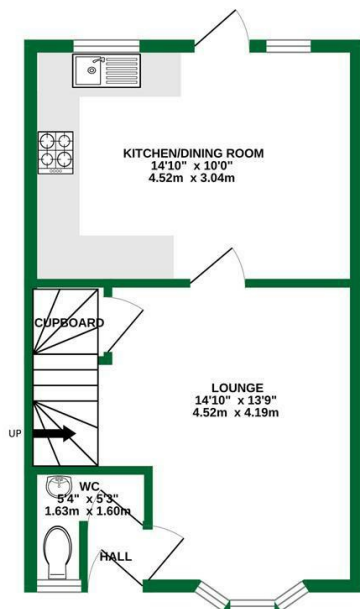
The outdoor space boasts a large well-maintained garden that wraps around to the right-hand side of the property, providing gated side access. The garden features a lawn, patio area accessible from the kitchen/dining room and a well-kept shed.

Charvil is ideally situated between the villages of Twyford and Sonning. The nearest shop is a short distance away, with additional shopping options just 1.5 miles away in Twyford, including a Waitrose, Tesco express, several local pubs, restaurants, a newsagent, doctors, pharmacy, and dentists. Furthermore, the area is known for its highly regarded schools, including The Charvil Piggott School, which has strong connections to the sought-after Piggott Secondary School.

This property is further enhanced by being offered with no onward chain, secured with a built in alarm and includes two allocated parking spaces.

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.6 sq.m.) approx.



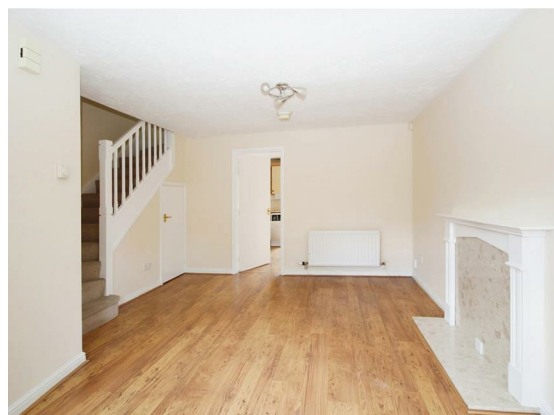
TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2024

ACCOMMODATION

- TWO BEDROOM END OF TERRACE
- NO ONWARD CHAIN
- FULLY EQUIPPED KITCHEN WITH DINING SPACE
- SPACIOUS LIVING ROOM WITH BAY WINDOW
- CLOAKROOM
- PLENTY OF STORAGE SPACE
- LARGE GARDEN
- TWO PARKING SPACES
- COUNCIL TAX BAND - D
- EPC - C



The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB
t: 0118 934 0027 e: twyford@wentworthea.com

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.



wentworth_ea



wentworthestateagents