

The Estate Agent People Recommend



81 East Park Farm Drive,
Charvil
RG10 9UQ



Wentworth Estate Agents have the pleasure to present this very well maintained Bryant Rowan THREE BEDROOM SEMI DETACHED home 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.

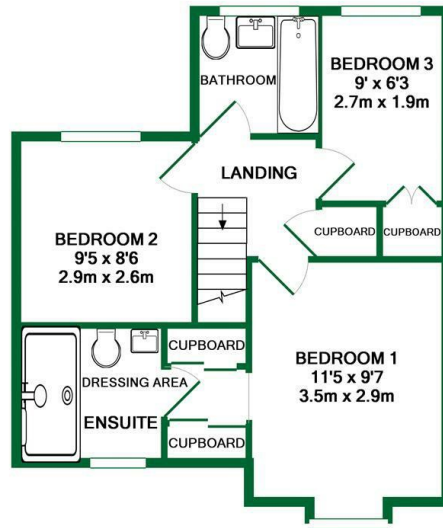
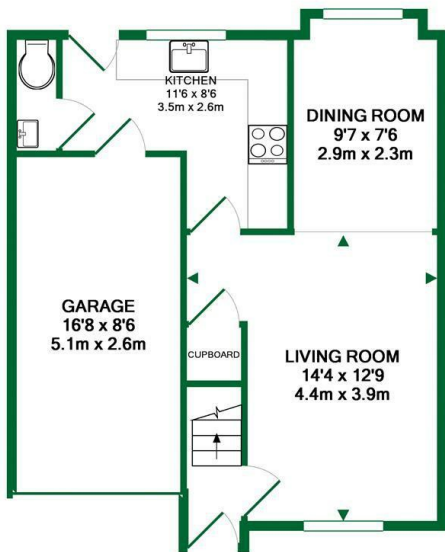
Within catchment for Charvil Piggott Primary which is a short walk away, Sonning Primary School, Polehampton Infant and Junior School and Piggott Secondary school.

Ground Floor Accommodation comprises of Entrance, Living / Dining Room with dual aspect windows, Kitchen with access to the garden and garage, Cloakroom.

First Floor Accommodation comprises of Master Bedroom with walk through wardrobes and Ensuite, Further Double Bedroom, Family Bathroom and a bedroom three.

Benefits include gas radiator central heating, Double glazed windows, Integral Garage, private laid to lawn with patio area garden, parking for one car on the driveway.

EPC - D



GROUND FLOOR
APPROX. FLOOR
AREA 516 SQ.FT.
(48.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 964 SQ.FT. (89.5 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 BEDROOM SEMI-DETACHED
- INTEGRAL GARAGE
- PARKING
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- DRESSING AREA
- PRIVATE LAID TO LAWN GARDEN
- WITHIN CATCHMENT FOR CHARVIL PRIMARY SCHOOL
- OPEN FIELDS AND PARK AREA NEARBY
- WALKING DISTANCE TO THE HERON ON THE FORD (LANDS END)



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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.