## The Estate Agent People Recommend

## WentWorth Estate Agents

41 Gingells Farm Road, Charvil RG10 9DJ

## Price guide £775,000





Nestled in the charming Gingells Farm Road, this FOUR BEDROOM DETACHED FAMILY HOUSE is a true gem. Boasting a prime location in the sought-after Charvil development, this property is a dream come true for those seeking a blend of comfort and convenience.

As you step inside, you are greeted by three reception rooms that offer ample space for entertaining or relaxing with loved ones. The 19ft living room exudes warmth with a gas fireplace and a bay window, while the dining room leads to a delightful conservatory overlooking the picturesque garden - perfect for enjoying a morning coffee or hosting intimate gatherings.

The kitchen/breakfast room features plenty of storage options, integrated appliances and offers a lovely view of the garden.

The first floor comprises master bedroom boasting fitted wardrobes and an ensuite, while two additional double bedrooms and a single bedroom, all with fitted wardrobes, provide comfortable accommodation for the whole family.

Located just 0.8 miles from Twyford village, residents can enjoy easy access to a variety of amenities including restaurants, coffee shops, and supermarkets like Tesco Express and Waitrose. Commuting is a breeze with Twyford mainline station offering direct services to London Paddington and Reading.

Families will appreciate the proximity to well-regarded schools such as Charvil Piggott Primary School, Polehampton Infant and Junior School, and Piggott Senior School, ensuring quality education for children of all ages.

Additional highlights of this property include parking for four vehicles, an integral double garage, a beautifully landscaped garden with a patio area, double glazed windows, and gas central heating, providing both comfort and convenience for the lucky new owners.

Don't miss this opportunity to make this charming detached house your new home in the heart of Charvil.

## ACCOMMODATION

- DETACHED FOUR BEDROOM HOUSE
- DOUBLE INTEGRAL GARAGE
- BLOCKED PAVED DRIVEWAY WITH PARKING FOR TWO CARS
- THREE RECEPTION ROOMS
- LAID TO LAWN PRIVATE GARDEN
- POTENTIAL TO EXTEND STPP
- FREEHOLD









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.



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

1ST FLOOR 672 sq.ft. (62.4 sq.m.) approx.

BEDROOM 12'6" x 11'6" 3.80m x 3.50m

BEDROOM 10'2" x 8'0" 3.10m x 2.45m MASTER BEDROOM 13'1" x 12'6" 4.00m x 3.80m

> BEDROOM 9'10" x 9'2" 3.00m x 2.80m

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GROUND FLOOR 1046 sq.ft. (97.2 sq.m.) approx.

> TOTAL FLOOR AREA: 1717 sq.ft. (159.6 sq.m.) approx. White every attempt has been made to eroue the accuracy of the floorplan contained here, measurement of adore, writedware to meas and any other makes are approximate and no responsibility that the ran ym prospective purchaser. The services, systems and applications that the entry entry as to their organization of the entry of the entry of the entry of the entry of the Made with Metropic £0204.

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