The Estate Agent People Recommend

WentWorth Estate Agents

23 The Hawthorns, Charvil RG10 9TS

Price guide £875,000

Welcome to this spacious detached family home located in the sought-after area of The Hawthorns, Charvil. This modern property boasts 4 spacious double bedrooms, perfect for a growing family or those who love to have guests over. With 3 reception rooms, there is ample space for entertaining, relaxing, and creating lasting memories. There is a large welcoming entrance hall adding to the feeling of space.

The property features 2 bathrooms (1 ensuite) ensuring convenience and comfort for all residents. The double garage provides secure parking and additional storage space, a true luxury in today's housing market.

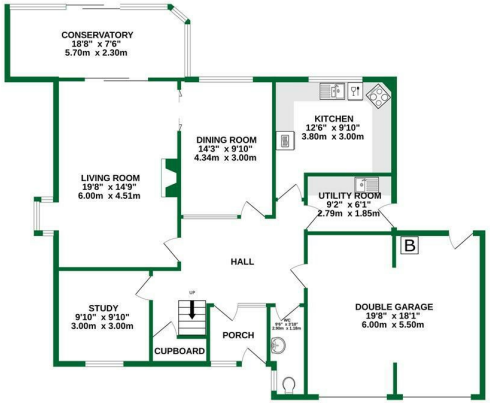
Spanning over 2200 square feet, this home offers plenty of room for everyone to spread out and enjoy their own space. The modern design and layout make it a versatile canvas for you to personalise and make your own. Enjoying a southerly facing rear garden which is a real feature to the property.

Located in the charming area of Charvil, which is just over 1 mile from Twyford which has a variety of shops incuding Waitrose and a mainline station with a service to Paddington and Reading and the Elizabeth line. This property offers a peaceful retreat from the hustle and bustle of city life while still being conveniently close to Reading for work or leisure.

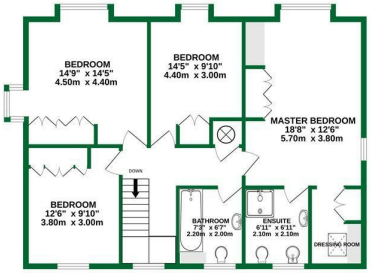
Don't miss out on the opportunity to own this delightful home in a prime location. Book a viewing today and envision the life you could create in this wonderful property at The Hawthorns.

EPC rating C
COUNCIL TAX BAND G

GROUND FLOOR
1371 sq.ft. (127.4 sq.m.) approx.



1ST FLOOR
925 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA : 2296 sq.ft. (213.3 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.
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ACCOMMODATION

- HICKS BUILT FAMILY HOME
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- SPACIOUS ENTRANCE HALL
- DOUBLE GARAGE
- SOUTHERLY FACING REAR GARDEN
- SOUGHT AFTER AREA
- TWYFORD JUST OVER 1 MILE
- LOCAL VILLAGE PRIMARY SCHOOL
- OVER 2200 SQUARE FEET

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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.