The Estate Agent People Recommend

WentWorth Estate Agents

106 The Hawthorns, Charvil RG10 9TS

Offers in excess of £450,000

WentWorth Estate Agents are delighted to present to the market this spacious two-bedroom semi-detached house in the popular development of The Hawthorns.

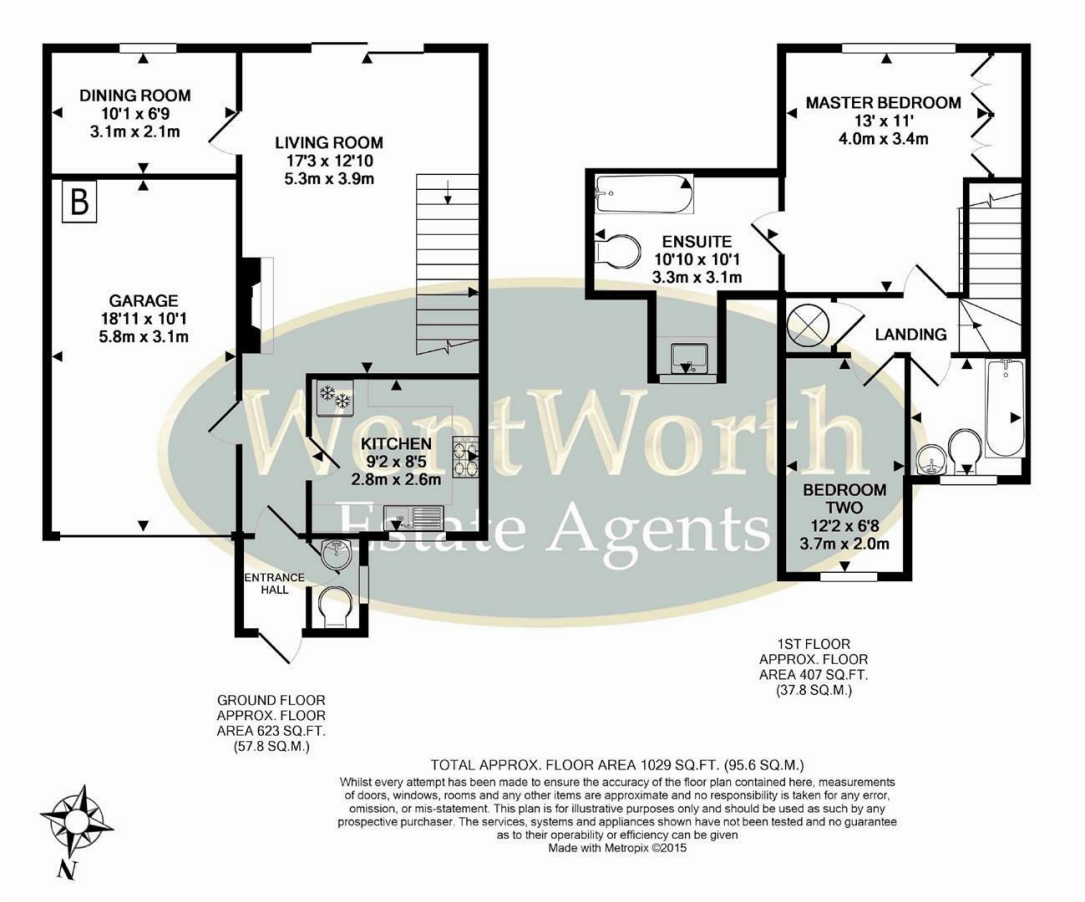
The ground floor includes an entrance hall, cloakroom, and a kitchen with ample eye and base level units, an oven, dishwasher, and electric hob. The 17ft living room features a fireplace and sliding doors to the garden, alongside an additional reception room ideal for use as a study or dining room.

Upstairs, the master bedroom offers fitted wardrobes and a large ensuite with a bath, shower, wash hand basin, and WC. There is also a second bedroom and a family bathroom, complete with a bath, shower, wash hand basin with storage, and WC.

Additional benefits include a private enclosed south-facing rear garden with a lawn, patio area, and shed, as well as driveway parking, a garage with house access, gas central heating, double-glazed windows, and no onward chain.

The property is within the catchment area for Charvil Piggott Primary School, Sonning C of E Primary School, and Piggott Secondary School, with convenient access to the A4, M4, A329, Reading, Woodley, and Twyford. Located just 1.3 miles from Twyford, it offers proximity to local shops, supermarkets, and a mainline train station serving London Paddington, Reading, and the Elizabeth Line.

EPC Rating: E



ACCOMMODATION

- TWO BEDROOM SEMI-DETACHED HOUSE
- LARGE LIVING ROOM
- TWO RECEPTION ROOMS
- MASTER BEDROOM WITH ENSUITE
- GARAGE
- PARKING ON DRIVEWAY
- EPC - E
- FREEHOLD
- COUNCIL TAX BAND - D
- NO ONWARD CHAIN

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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.