

The Estate Agent People Recommend



6 Kilowna Close,  
Charvil  
RG10 9QU

**Price guide £650,000**



Wentworth Estate Agents have pleasure in offering to the market a THREE BEDROOM DETACHED HOUSE in a sought after cul de sac, in the village of Charvil.

Within 1.4 miles of Twyford village offering a range of shops, restaurants, pubs, coffee shops, Waitrose, Tesco Express, excellent Schools, and Twyford Mainline Railway Station, serving London Paddington and Reading.

Ground floor accommodation comprises of entrance hall, living room with a lovely bay window, large 21ft kitchen dining room benefitting with a fabulous island and space for an 8 seater dining room table with plenty of light, playroom/snug with patio doors to the garden, study/bedroom, utility room and cloakroom.

First floor accommodation comprises of two double bedrooms with fitted wardrobes, a further single bedroom and a family bathroom with WC, wash hand basin and bath with shower over.

Further benefits include gas central heating, UPVC windows, large wrap around south facing laid to lawn garden, sheds, garage, plenty of parking on the driveway for 4/5 cars.

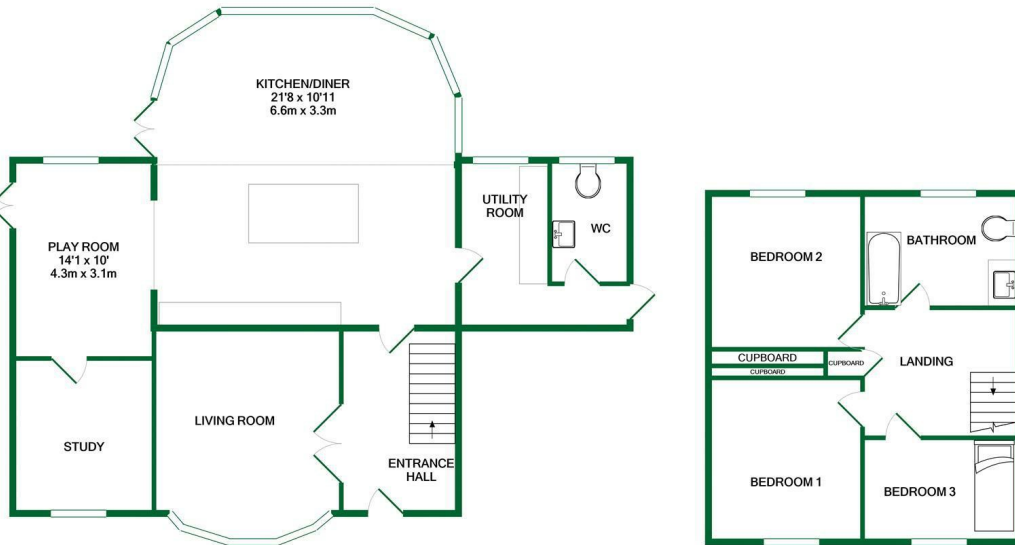
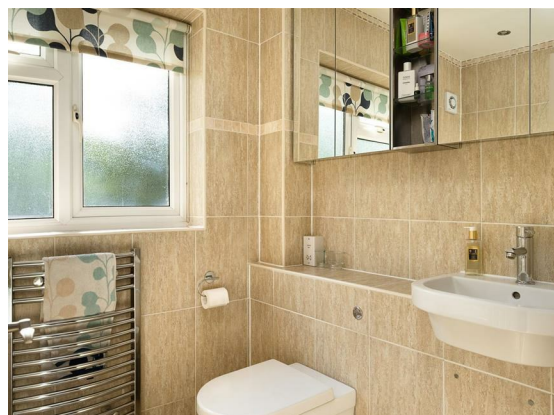
Planning for a side extension on the first floor for a bedroom and ensuite and conversion of the rear of the garage to create a habitable space - planning number - 212117

EPC - D



## ACCOMMODATION

- THREE BEDROOM DETACHED HOUSE
- THREE RECEPTION ROOMS
- OPTION TO USE THE STUDY AS A BEDROOM
- LARGE OPEN PLAN KITCHEN / DINING ROOM
- LARGE WRAP AROUND GARDEN
- PLENTY OF PARKING FOR NUMEROUS CARS
- PLANNING FOR A SIDE FIRST FLOOR EXTENSION AND REAR OF GARAGE
- GARAGE
- WITHIN 1.4 MILES OF TWYFORD VILLAGE



GROUND FLOOR  
APPROX. FLOOR  
AREA 918 SQ.FT.  
(85.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 548 SQ.FT.  
(51.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1466 SQ.FT. (136.2 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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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.

