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.

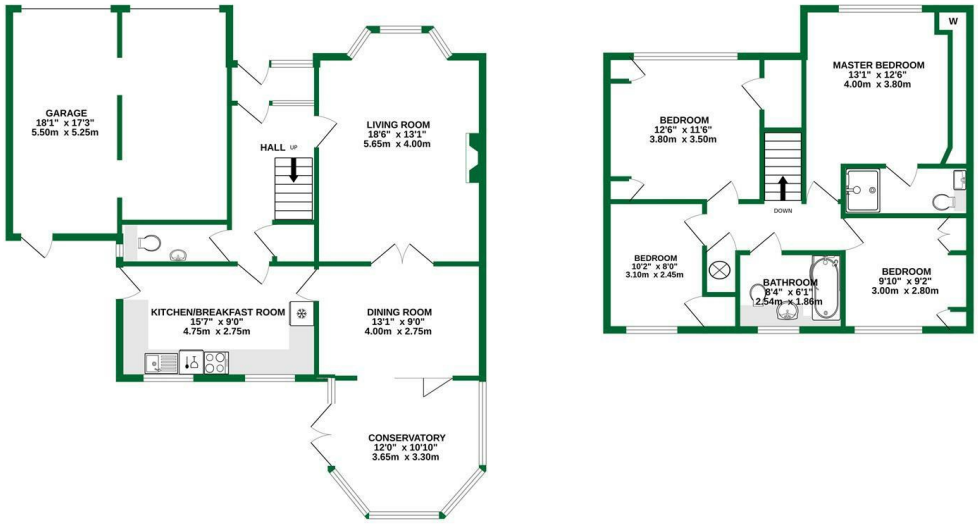
Families will appreciate the proximity to well-regarded schools such as Charvil Piggott Primary School, Polehampton Infant and Junior School, and Piggott Senior School, ensuring quality education for children of all ages.

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.

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

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



TOTAL FLOOR AREA : 1717 sq.ft. (159.6 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

- 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

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