The Estate Agent People Recommend

WentWorth Estate Agents

33 Gingells Farm Road, Charvil RG10 9DJ

Price guide £770,000

Wentworth Estate Agents are delighted to offer this FOUR BEDROOM DETACHED FAMILY HOUSE in a popular development in Charvil.

The property is located 0.8 miles away from Twyford village with restaurants, coffee shops, Tesco Express and Waitrose. Twyford mainline station serving London Paddington and Reading.

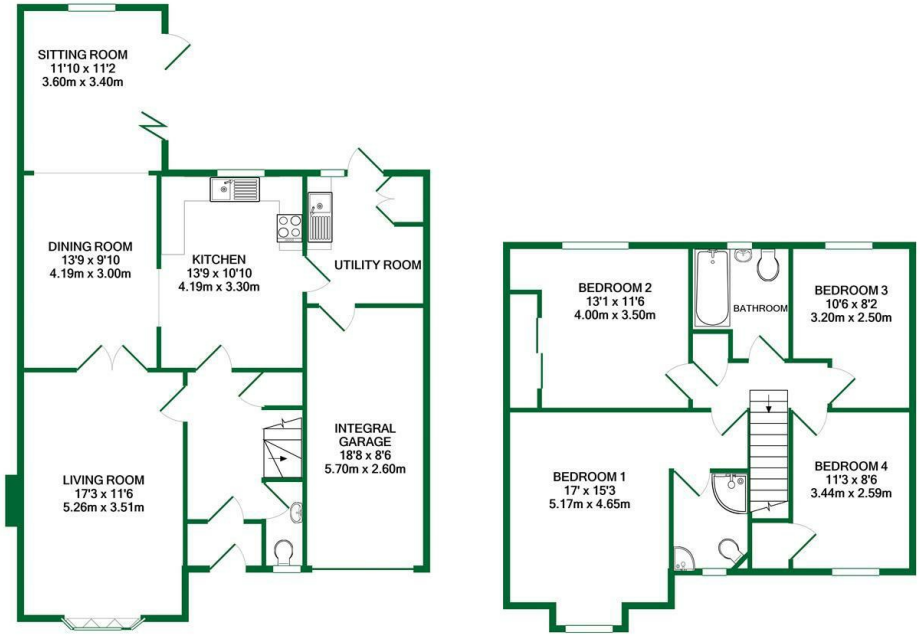
Within catchment for Charvil Piggott Primary School, Polehampton Infant and Junior School and Piggott Senior School.

Ground floor accommodation comprises of porch area, entrance hall, cloakroom, 17ft living room with bay window with storage under and gas fire place. Dining room area and a snug area with bi fold doors into the garden and electric velux windows with rain sensors. The kitchen has been re-fitted with plenty of eye and base level units, hob, double oven and breakfast bar with space for 3 stools. Utility room accessed from the kitchen with a further sink and storage and access to the garage and garden.

First floor accommodation comprises of master bedroom with half tiled shower ensuite, WC and wash hand basin, a double bedroom at the rear with fitted wardrobes, a further double bedroom at the front with storage, a single bedroom and a family bathroom with bath, WC and wash hand basin.

Further benefits include parking at the front for two cars, integral garage, south facing garden with patio area, laid to lawn with shrubbery and a vegetable area. Gas central heating, double glazed windows.

EPC - C



GROUND FLOOR
APPROX. FLOOR
AREA 938 SQ.FT.
(87.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 680 SQ.FT.
(63.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1618 SQ.FT. (150.3 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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ACCOMMODATION

- FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- INTEGRAL GARAGE
- UTILITY ROOM
- THREE DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- WITHIN A SOUGHT AFTER AREA
- WITHIN CATCHMENT FOR CHARVIL PIGGOTT PRIMARY SCHOOL

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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.