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43 East Park Farm Drive,  
Charvil, Reading, RG10 9UG  
**£695,000**

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# East Park Farm Drive, Charvil

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Wentworth Estate Agents have the pleasure to present this very well maintained Charles Church built FOUR BEDROOM DETACHED family home within a corner plot on the sought after East Park Farm development of Charvil.

The property gives ideal access to both Reading and Twyford, with mainline stations serving London Paddington. There is an ease of access to the M4 and M40 motorways. Twyford village is approximately 1 mile away, offering restaurants, pharmacy, doctor's surgery, local shops, Waitrose and Tesco Express.

Within catchment for Charvil Piggott Primary which is a short walk away, Sonning Primary School, Polehampton Infant and Junior School and Piggott Secondary school.

Ground Floor Accommodation comprises of Entrance Hall, Cloakroom, Living Room, Dining Room, Family Room, Kitchen / Breakfast room, Utility room and Laundry Room.

First Floor Accommodation comprises of Master Bedroom with fitted wardrobes and Shower/Steam Ensuite, Three further double bedrooms and Family Bathroom with three piece suite.

Further Benefits include gas central heating, Double glazed windows, good size private rear garden, parking for two cars on driveway. The property benefits from space for extension on the side and back, and potential for a loft conversion STPP.

EPC - C



### Living Room

To the front of the property, 18ft living room with a gas fire place and Bang & Olufsen speakers.

### Dining Room

To the rear of the property with built in Bang & Olufsen and views over the garden.

### Kitchen / Breakfast Room

To the rear of the property with sliding doors leading to the garden. Plenty of eye and base level cupboards with a double oven and 4 ring gas ring hob. With Bang & Olufsen speakers.

### Family Room

Converted in 2010 from the garage to create an additional living space of a family room / snug.

### Master Bedroom with Ensuite

Good size Master Bedroom with fitted wardrobes and Ensuite Power shower with steam and water massage. The Master Bedroom also benefits from Bang & Olufsen speakers.

### Bedroom 2

A good size Double bedroom to the rear of the property looking into the garden.

### Bedroom 3

A good size bedroom to the rear of the property with fitted wardrobes, built in desk, shelved, and eaves storage.

### Bedroom 4

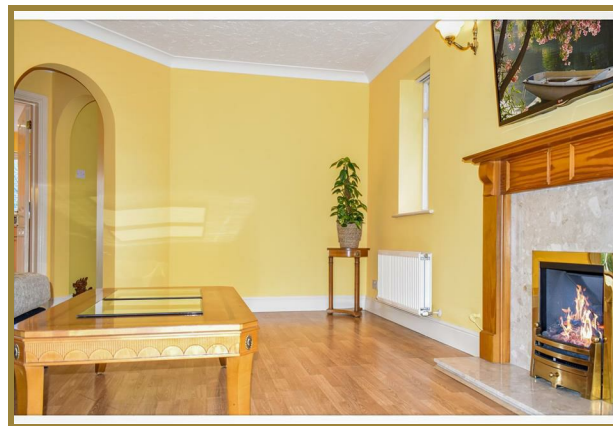
A 17ft Double Bedroom to the front of the property with built in desk and shelves.

### Family Bathroom

Three Piece Suite with whirlpool bath, power shower enclosure and steam.

### Garden

South westerly facing rear garden with 4 mature trees, fruit bearing Cherry and a cascade of flowers.



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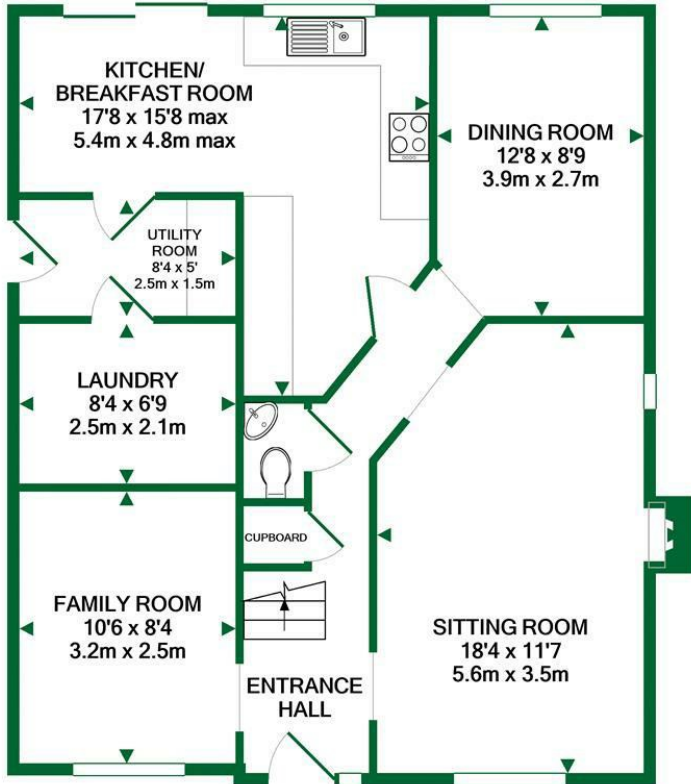
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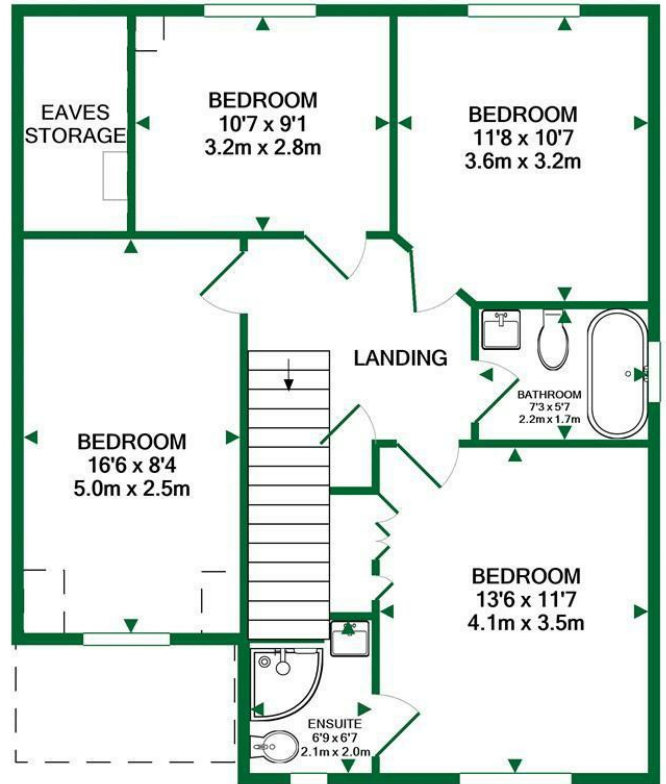
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GROUND FLOOR  
APPROX. FLOOR  
AREA 795 SQ.FT.  
(73.9 SQ.M.)

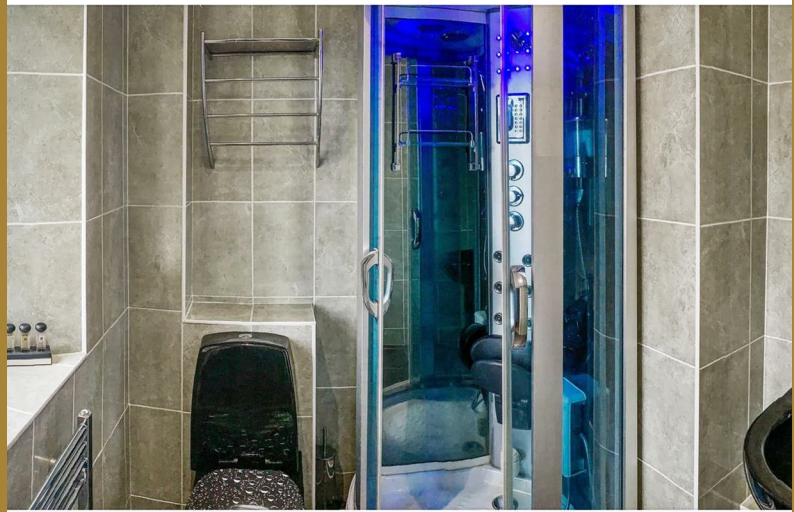


1ST FLOOR  
APPROX. FLOOR  
AREA 743 SQ.FT.  
(69.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1538 SQ.FT. (142.9 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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# The Estate Agent People Recommend



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.