



17 Simmons Fields,
Charvil, Reading, RG10 9UW
£899,950



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Simmons Fields, Charvil

Wentworth Estate Agents have the pleasure to present this very well maintained DETACHED FOUR BEDROOM family home with DETACHED DOUBLE GARAGE 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 a light good size entrance hall, cloakroom, study, 22ft living room with bay window and patio doors to the garden, kitchen / dining room with bay window and utility room with access to the garden.

First floor accommodation comprises of master bedroom with fitted wardrobes and four piece ensuite with bath, shower, wash hand basin and WC, a further double bedroom with fitted wardrobes and ensuite with shower, WC and wash hand basin and a further two bedrooms with fitted wardrobes and family bathroom with large shower, WC and wash hand basin.

Further benefits include gas central heating, double glazed windows, detached double garage, good size private rear garden with green house, parking for several cars on the driveway.

EPC - C
COUNCIL TAX BAND G
FREEHOLD



Entrance hall

A lovely open good size entrance hall with wooden flooring and storage under the stairs and access to the reception rooms

Study

At the front of the house, a good space for a desk and storage

Cloakroom

Accessed from the hallway with WC and wash hand basin

Living room

Front to back dual aspect 22ft living room with bay window, fireplace and patio doors to the garden.

Kitchen / dining room

A fabulous refurbished room with a bay window for the seating area, with space for a six seater table. Plenty of eye and base level units within the kitchen area with a breakfast bar area, hob, integrated dishwasher and double oven.

Utility

Accessed from the kitchen with further storage, sink and access to the side of the house.

Master bedroom

A stunning room at the rear of the property with double windows and fitted wardrobes.

Ensuite

A four piece fully tiled ensuite, with bath, shower, wash hand basin with storage under, WC and towel rail.

Bedroom 2 with ensuite

A double bedroom at the rear of the property with fitted wardrobes. Benefitting with an ensuite, shower, wash hand basin and WC.

Bedroom 3

At the front of the property, a good size room with fitted wardrobes

Bedroom 4

A further double bedroom at the front of the property with fitted wardrobes.

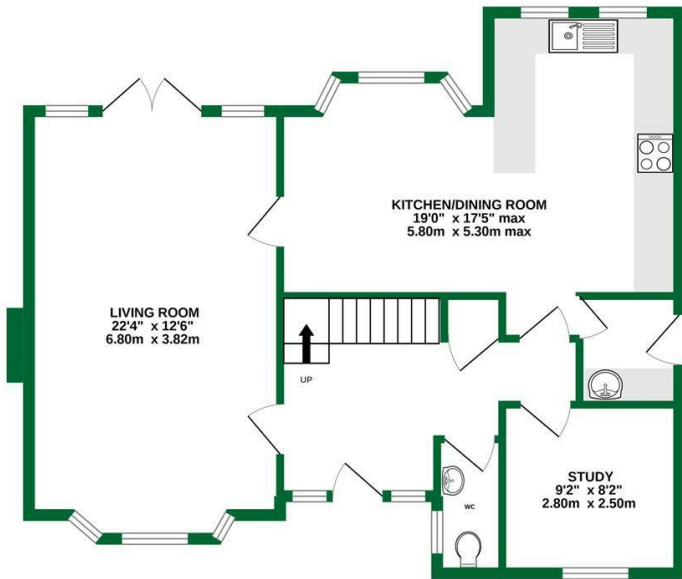
Family bathroom

A fully tiled bathroom, with walk in large shower, wash hand basin with storage under and WC.

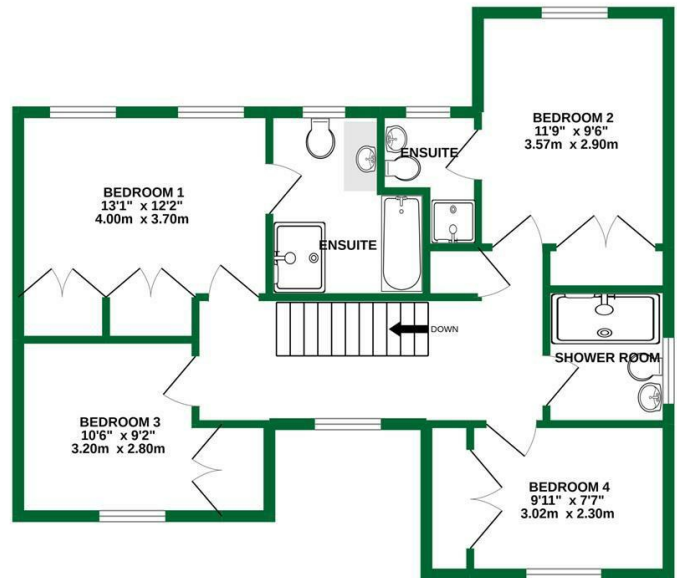


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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1593sq.ft. (148.0 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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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.