



1 The Hawthorns,
Charvil, Reading, RG10 9TS
Price guide £925,000



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The Hawthorns, Charvil

WentWorth Estate Agents have pleasure to offer to the market a FOUR BEDROOM DETACHED family home built by Hicks developers, located in the popular Hawthorns Development of Charvil.

The property is within catchment for Charvil Piggott Primary School, Sonning C of E Primary School and Piggott Secondary School. With access to the A4, M4, A329, Reading, Woodley and Twyford. Twyford is within 1.3 miles with local shops and supermarkets and the mainline train station serving Reading and London Paddington. With the benefit of the Elizabeth Line.

Ground floor accommodation comprises of an open plan entrance hall, cloakroom, living room with dual aspect, study, kitchen / dining room with plenty of eye and base level units and utility room.

First floor accommodation comprises of master bedroom with dual aspect and shower ensuite, a further three double bedrooms and family bathroom with bath, WC and wash hand basin.

Further benefits include double garage with electric doors, west facing garden, solar panels, air source heat pump heating, double glazed windows, plenty of parking on the driveway, rear garden laid to lawn with apple tree and shrubs.

EPC - B



Entrance hall

A lovely open plan entrance with access to the cloakroom, study, living room, kitchen / dining room and utility room.

Cloakroom

At the front of the property with WC and wash hand basin and storage underneath.

Study

At the front of the property, a good size room with plenty of space for two desks and storage.

Living room

At the rear of the property, a 20ft living room with dual aspect windows and patio doors to the garden. The room also benefits with a feature fireplace.

Kitchen / dining room

A fabulous 22 ft kitchen / dining room, with plenty of eye and base level units, integrated microwave and oven, induction hob, extractor fan, coffee machine and a great hideaway cupboard for toaster and kettle etc. The room benefits with a lovely large window with a view of the garden while you are sitting at the table.

Utility room

This benefits with further storage and space for washing machine and dryer and a sink. Access to the garden and side of house.

Master Bedroom and Ensuite

A lovely 19 ft bedroom at the rear of the house with dual aspect and fitted wardrobes. The Shower ensuite is tiled with storage, a large shower, WC, towel rail and wash hand basin.

Bedroom 2

At the rear of the property, a great size bedroom with dual aspect and fitted wardrobes.

Bedroom 3

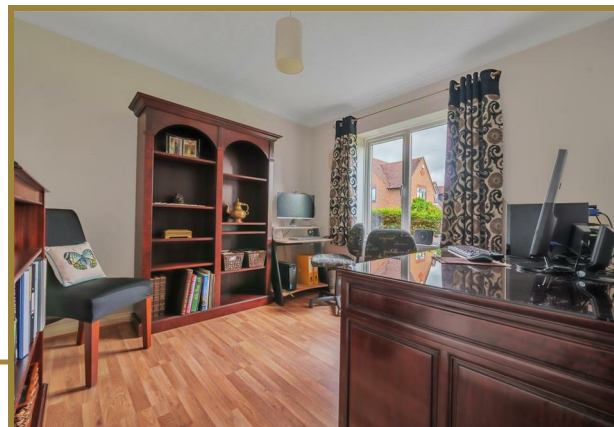
At the front of the property a further double with fitted wardrobes.

Bedroom 4

At the rear of the property with fitted wardrobes. Currently used as a dressing room.

Family Bathroom

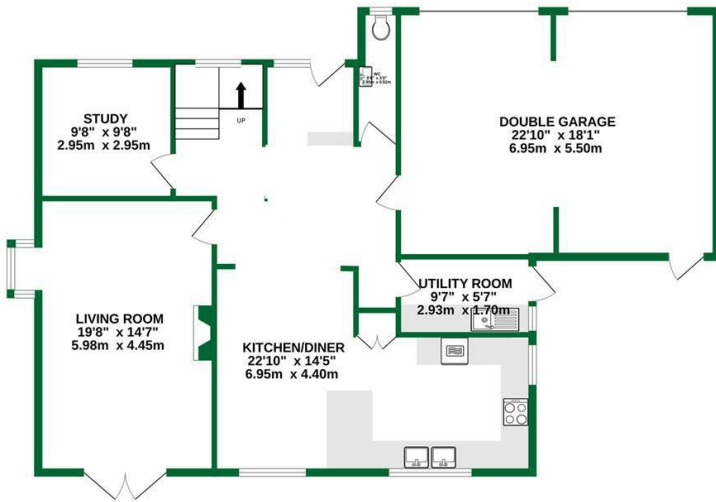
A modern bathroom with bath and shower over, WC, towel rail and wash hand basin with storage underneath.



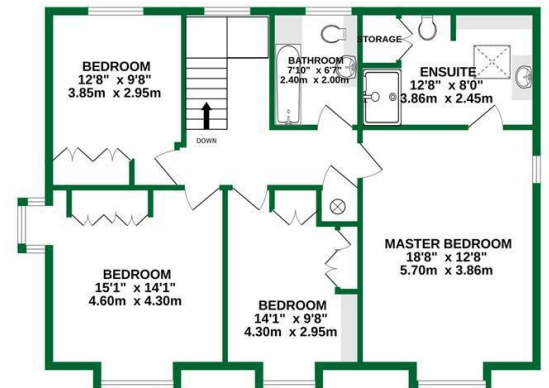
The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB
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GROUND FLOOR
1315 sq.ft. (122.1 sq.m.) approx.



1ST FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 2229 sq.ft. (207.1 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.