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34 East Park Farm Drive,  
Charvil, Berkshire, RG10 9UL  
**Price guide £800,000**

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## East Park Farm Drive, Charvil

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Welcome to this fabulous detached family house located in the highly desirable area of Charvil on East Park Farm Drive. Conveniently located within walking distance of Charvil Piggott Primary School and a charming park area, easy access to numerous walking trails and a nearby nature reserve. This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family.

With four generously sized bedrooms, there is ample space for everyone in the household to enjoy their own private sanctuary. The two bathrooms ensure convenience and comfort for everyone.

One of the standout features of this property is the ground floor living space for entertaining and private garden along with the parking available for up to two vehicles, providing ease and convenience for you and your guests.

Charvil is ideally situated between the villages of Twyford and Sonning. The nearest shop is a short distance away, with additional shopping options just 1.5 miles away in Twyford, including a Waitrose, Tesco express, several local pubs, restaurants, coffee shops, doctors, pharmacy, and dentists. There is a mainline railway station serving London Paddington and Reading and is on the Elizabeth line. Furthermore, the area is known for its highly regarded schools, including The Charvil Piggott Primary School which has strong connections to the sought-after Piggott Secondary School.

This beautiful house offers a perfect blend of modern living and traditional charm, making it an ideal place to call home. Don't miss the opportunity to make this property your own and enjoy the peaceful surroundings of Charvil while still being close to the amenities of Twyford and Reading.



### Cloakroom

Situated just off the entrance hall, featuring a WC and wash hand basin

### Living room

A spacious 19ft room with dual aspect views, extending from front to back, featuring a gas fireplace. The bay window at the front allows plenty of natural light, and there is access to the hall, dining room, and garden via patio doors.

### Dining room

At the rear of the property, this generously sized room features a bay window and can accommodate an eight-seater table.

### Study

Located at the front, just off the hallway, this space is ideal for working and benefits from ample natural light.

### Kitchen

Situated at the back of the property with a view of the garden, this well-equipped kitchen features numerous eye and base level units, an integrated dishwasher, integrated fridge, integrated freezer and a range master with extractor fan. Next door to the kitchen is the utility room with space for the washing machine and tumble dryer. There is an additional sink and access to the side of the house.

### Master bedroom and ensuite

A charming 14ft master bedroom overlooking the garden with fitted wardrobes and a half tiled four-piece bathroom including a bath, power shower, WC, and wash basin. With plenty of storage under the basin and above.

### Bedroom 2

Another spacious double bedroom overlooking the garden, complete with fitted double wardrobes.

### Bedroom 3

An additional double bedroom at the front, featuring a fitted wardrobe.

### Bedroom 4

A well-sized single bedroom located at the front of the house.

### Family Bathroom

A half tiled family bathroom featuring a bath with an overhead power shower, WC, wash hand basin and ample storage beneath the basin.



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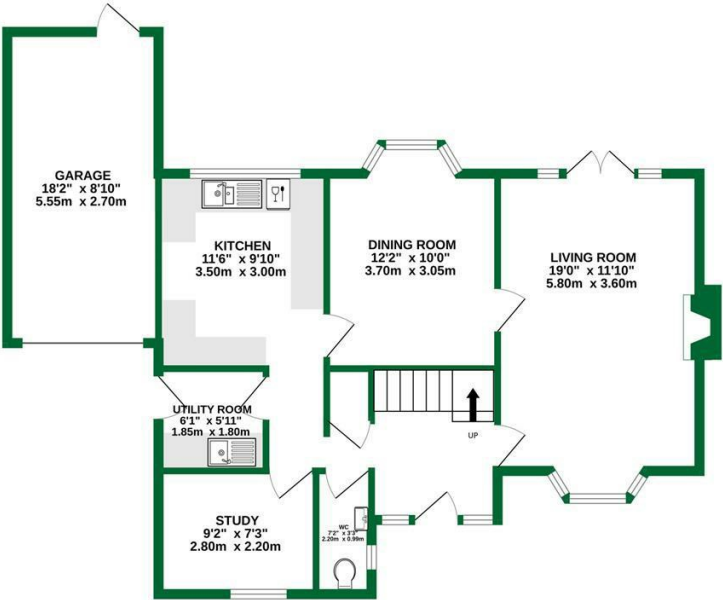
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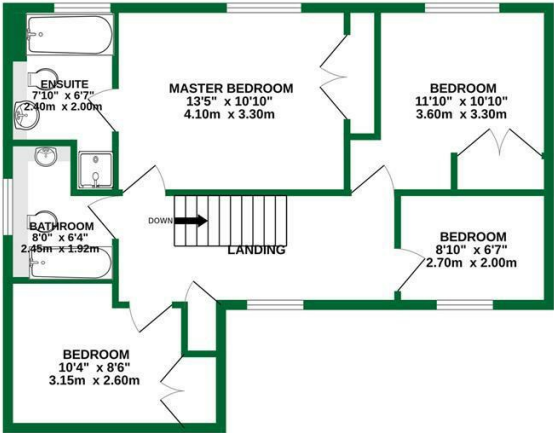
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GROUND FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR  
638 sq.ft. (59.3 sq.m.) approx.

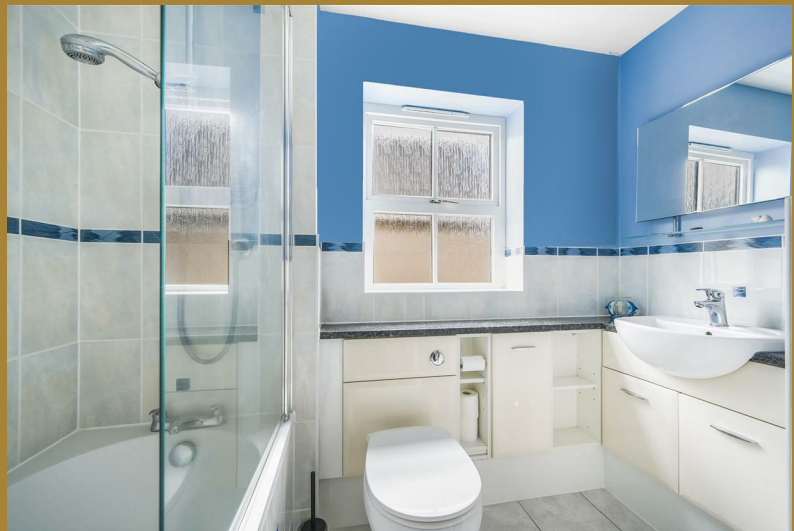
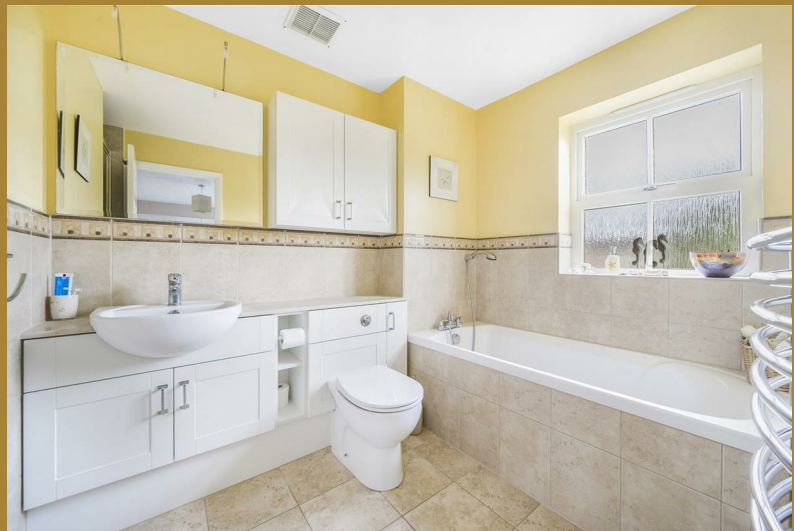


TOTAL FLOOR AREA : 1473 sq.ft. (136.9 sq.m.) approx.

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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