



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



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East Park Farm Drive, Charvil

Located in the sought-after area of Charvil, this spacious four-bedroom detached house on East Park Farm Drive offers an ideal family home. With three generously sized reception rooms, there is ample space for both relaxation and entertaining. The property boasts a well-designed layout, ensuring that each room flows seamlessly into the next, creating a warm and inviting atmosphere.

The four bedrooms provide comfortable living quarters, perfect for families or those who desire extra space for guests or a home office. The two bathrooms are conveniently located, catering to the needs of a busy household.

Outside, the property features parking for up to three vehicles, a valuable asset in this popular location. The surrounding area is particularly appealing, with a nearby park and nature reserve, perfect for leisurely walks and outdoor activities. The Charvil Piggott primary school is within walking distance.

For those who require access to local amenities, Twyford is just 1.5 miles away, offering a range of shops, schools, and transport links including the railway station with trains to Reading and Paddington and is on the Elizabeth line. This home presents a wonderful opportunity to enjoy a peaceful lifestyle while remaining close to the conveniences of town living.

In summary, this detached house on East Park Farm Drive is a fantastic choice for anyone seeking a spacious and comfortable family home in a desirable location.

EPC rating C
Council tax band G
Freehold



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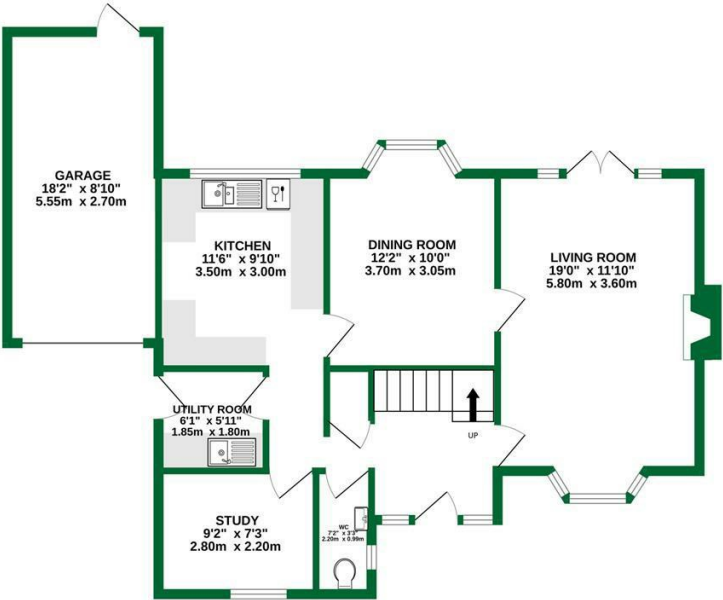
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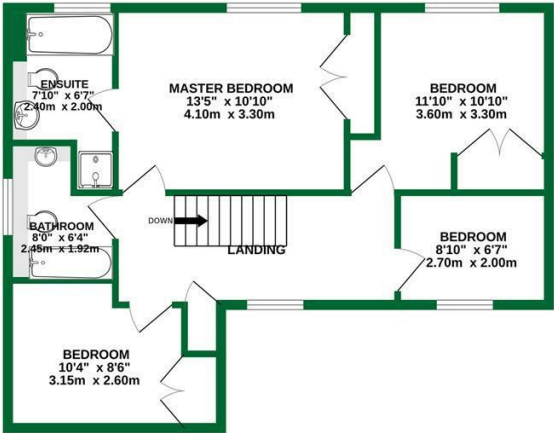
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GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



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

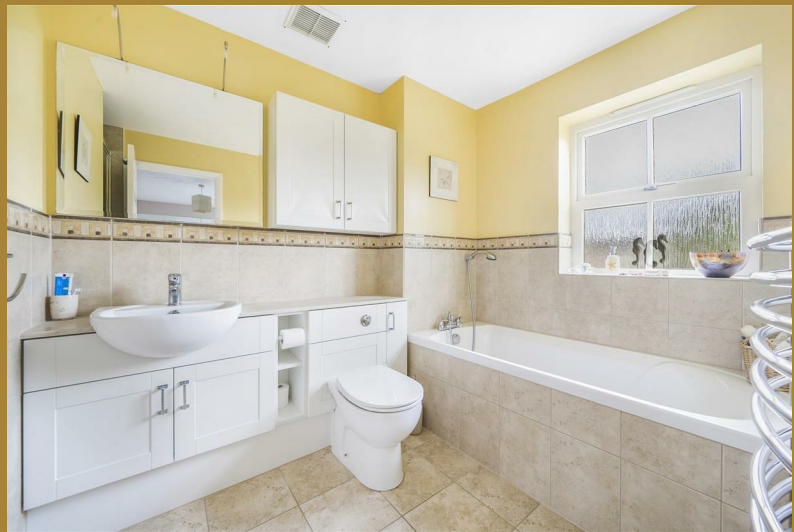


TOTAL FLOOR AREA : 1473 sq.ft. (136.9 sq.m.) approx.

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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