

WentWorth
Estate Agents



39 East Park Farm Drive,
, Charvil, RG10 9UG
Price guide £800,000



wentworthea.com

East Park Farm Drive,

Welcome to this stunning Charles Church 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 park area, easy access to numerous walking trails and a nearby nature reserve.

This property boasts a fabulously refurbished kitchen / breakfast room, the hub of the house and to create many culinary delights while overlooking the private garden. There are two reception rooms with a beautifully calming living room with a log burner to enjoy those cosy evenings and stunningly made to measure shelves and storage cupboards.

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

Further benefits include an integral garage with access via the utility room and an electric garage door, parking for numerous cars on the driveway and a lovely private garden with shrubbery and plants around the borders and two patio areas to relax.

Charvil is ideally situated between the villages of Twyford and Sonning. The nearest shop is a short distance away, with additional shopping options just 1.1 miles away in Twyford, including a Waitrose, Tesco express, several local pubs, restaurants, coffee shops, doctors, pharmacy, and dentists. There is a mainline train station serving Reading and London Paddington, a great commute within 30 minutes along with the Elizabeth Line to access the city.

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.



Living room

A lovely light 19ft room with wooden flooring and large window at the front. A cosy log burner and floor to ceiling shelves and cupboards for storage.

Dining room / Play room

At the rear of the property, a great carpeted room with large window looking into the garden. Perfect for dining room table and chairs, a playroom/snug for kids to hang out or a great study. A room with multiple uses.

Kitchen / Breakfast room

A stunning room, the hub of the house with a beautifully renovated kitchen by Tara Neil which is fully equipped with gas hob, double oven, integrated fridge/freezer and dishwasher. Plenty of low and high level units for storage and space for a six seater table and chairs with patio doors to access the garden.

Utility room

Located off the kitchen, a great re-furbished room with an additional sink and space for washing machine and dryer. Door to the side of the house and to the garage.

Cloakroom

Off the entrance hall with WC and wash hand basin

Master bedroom and ensuite

A lovely spacious carpeted bedroom with floor to ceiling double fitted wardrobes, plenty of light creating a fabulous relaxing space. A fully tiled ensuite with corner shower, wash hand basin with storage under and WC.

Bedroom 2

A further double bedroom over the garage with plenty of space for additional furniture, a great size room.

Bedroom 3

A further double bedroom overlooking the garden with plenty of light.

Bedroom 4

A great size single bedroom with access to eaves storage and a single fitted wardrobe.

Family Bathroom

A half tiled bathroom, with bath and shower over, wash hand basin and WC.



The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB
t: 0118 934 0027 e: twyford@wentworthea.com

wentworthea.com



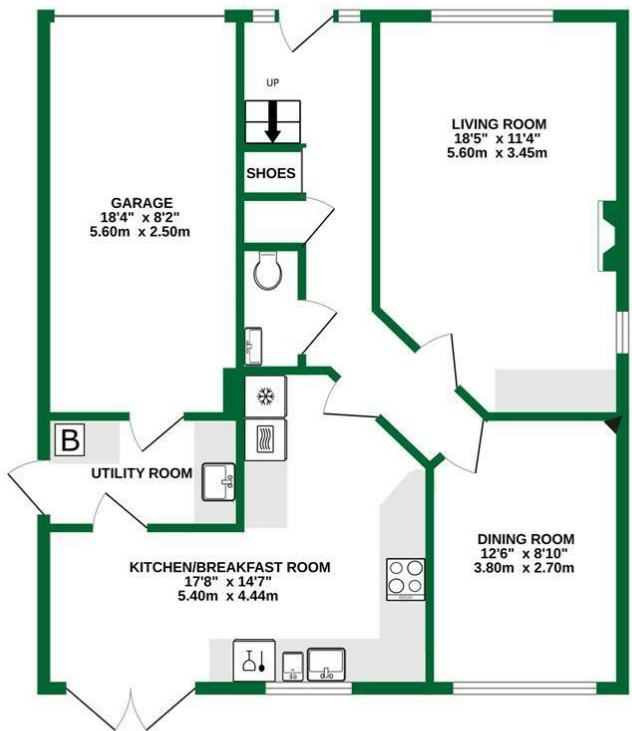
wentworth_ea



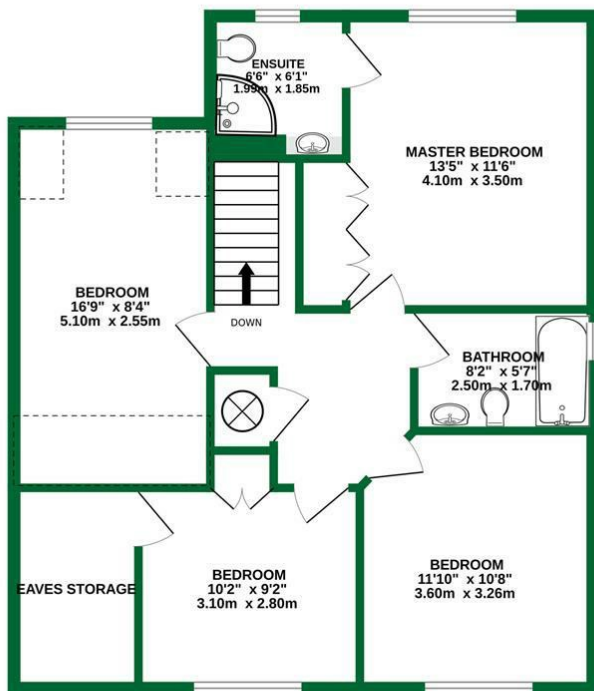
wentworthestateagents



GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
771 sq.ft. (71.7 sq.m.) approx.



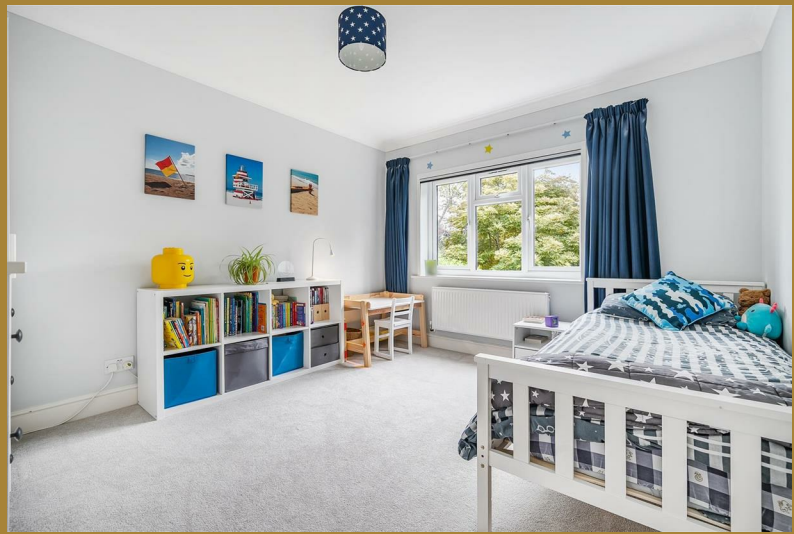
TOTAL FLOOR AREA: 1586 sq.ft. (147.4 sq.m.) approx.

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.

Made with Metropix ©2024



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.