

The Estate Agent People Recommend



1 The Hawthorns,
Charvil
RG10 9TS

£3,000 Per calendar month



WentWorth Estate Agents are delighted to present this four-bedroom detached family home situated in the sought-after Hawthorns Development in Charvil.

This property falls within the catchment area for Charvil Piggott Primary School, Sonning C of E Primary School, and Piggott Secondary School. It offers convenient access to the A4, M4, and A329, as well as nearby areas such as Reading, Woodley, and Twyford. Twyford, located just 1.3 miles away, provides a range of local shops, supermarkets, and a mainline train station with services to Reading and London Paddington, including the Elizabeth Line.

The ground floor features an open-plan entrance hall leading to a spacious kitchen/diner with bifold doors that open to the garden. The fully fitted kitchen is equipped with ample storage and a utility room. Also on the ground floor are a dual-aspect living room, a study, and a cloakroom.

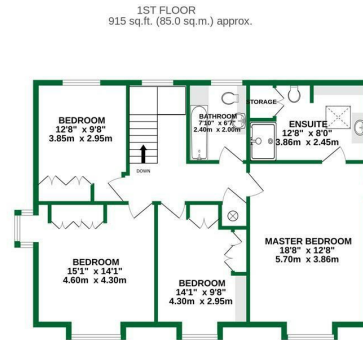
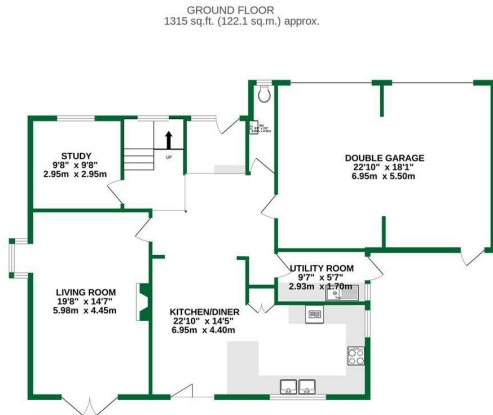
Upstairs, the first floor offers a master bedroom with dual aspect views and a contemporary ensuite shower room. There are also two more double bedrooms and one single bedroom, each equipped with built-in wardrobes. Additionally, there's a family bathroom that includes a bath with shower over, WC, and wash hand basin.

Additional highlights include a double garage with electric doors, a west-facing garden, solar panels, air source heat pump heating, double-glazed windows, ample driveway parking, and a rear garden with a lawn, apple tree, and shrubs.

Available from the end of October 2024.
Available furnished or unfurnished

ACCOMMODATION

- DETACHED FOUR BEDROOM HOUSE
- INTEGRAL DOUBLE GARAGE
- TWO RECEPTION ROOMS
- PLENTY OF PARKING ON THE DRIVEWAY
- WEST FACING GARDEN
- EPC: B
- HOLDING FEE: £692.30
- DEPOSIT: £3461.53
- AVAILABLE: END OF OCTOBER 2024
- COUNCIL TAX BAND: G



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.
Made with Metrage 12/24



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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.



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