



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



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East Park Farm Drive

Welcome to this 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 with bifolds into the private garden. The two well-appointed reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family.

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. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

The property boasts parking for up to two cars and electric charging point, a valuable asset in this desirable location. A 13-panel solar array and home battery system contributes to an EPC rating of 'A', significantly reducing energy bills. The garage is perfect for storage. Charvil is known for its friendly community and excellent local amenities, making it a wonderful place to call home.

Twyford is a short distance away with Waitrose, Tesco Express and local shops and coffee shops. Twyford mainline railway station serves London Paddington and Reading, with access to the Elizabeth Line.

This property presents a fantastic opportunity for anyone looking to settle in a peaceful yet accessible area. With its generous living space and convenient features, it is sure to appeal to a wide range of buyers.

Do not miss the chance to make this lovely house your new home.



Entrance hall

The property opens into a generously sized entrance hall with stairs rising to the first floor and doors leading to the reception rooms and the kitchen/dining room. There is also practical space by the front door for coats and shoes.

Cloakroom

Located under the stairs with WC, towel rail and corner wash basin

Living room

Positioned at the front of the house, this bright reception room features a bay window and additional dual-aspect windows, allowing for an abundance of natural light throughout. The room also benefits from floor-to-ceiling fitted bookshelves.

Study/Playroom

At the back of the house a perfect study or playroom or snug.

Kitchen / dining

A wonderful open-plan space featuring a range of eye and base level units, complemented by a large central island providing additional storage. The kitchen benefits from integrated appliances including a large fridge, hob, oven, and microwave. Bi-fold doors open directly onto the garden, while the generous layout comfortably accommodates an eight-seater dining table.

Utility

Accessed from the kitchen, with a door leading to the side of the house, this well-proportioned utility room offers additional storage, space for a washing machine, and a further sink. There is also ample room for hanging clothes to dry.

Master bedroom and ensuite

A spacious master bedroom featuring floor-to-ceiling double fitted wardrobes and access to a fully tiled en-suite comprising a shower, WC, and wash hand basin with storage beneath.

Bedroom 2

Located at the front of the property, this impressive 17ft bedroom benefits from floor-to-ceiling fitted wardrobes.

Bedroom 3

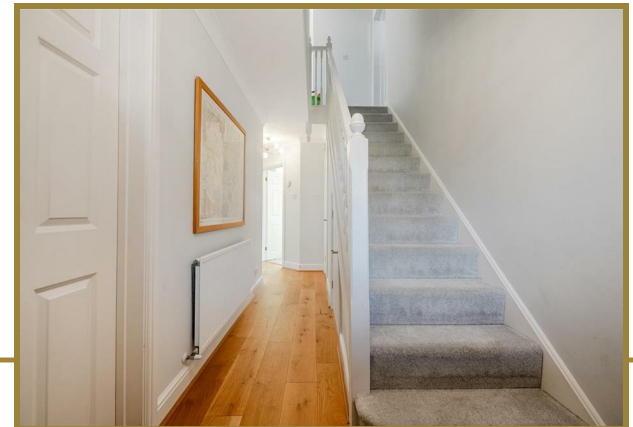
At the rear of the property, a further double bedroom.

Bedroom 4

Located at the rear of the property with access to eaves storage and a single floor to ceiling fitted wardrobe.

Family Bathroom

A fully tiled bathroom comprising a bath with shower over, WC, and wash hand basin with storage beneath. The room also benefits from a vanity cabinet above the sink, providing additional storage.



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

wentworthea.com



wentworth_ea



wentworthestateagents



Farm Drive, Charvil, Reading, RG10

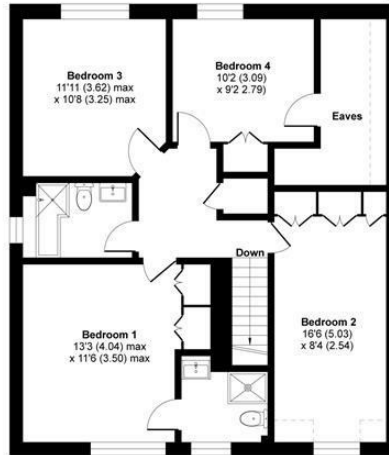
Approximate Area = 1661 sq ft / 154.3 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

Garage = 46 sq ft / 4.2 sq m

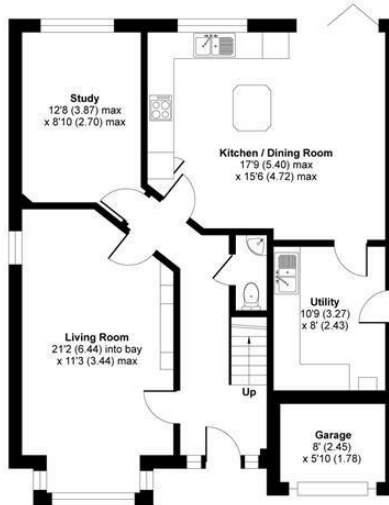
Total = 1729 sq ft / 160.5 sq m

For identification only - Not to scale



Denotes restricted
head height

FIRST FLOOR



GROUND FLOOR



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.