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35 THE HAWTHORNS, CHARVIL, READING, BERKSHIRE, RG10 9TS



- Four bedroom detached house
- Two reception rooms
- Double garage
- Driveway parking
- No onward chain
- EPC Rating D

Asking Price £750,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433



davistate.com



PROPERTY DESCRIPTION

Four bedroom detached home offered for sale with no onward chain. Offering flexible and versatile accommodation throughout and located at the end of a cul-de-sac on the popular Hawthorns development in Charvil. EPC rating D.

LOCAL INFORMATION

Charvil is situated between the villages of Sonning and Twyford approximately 5 miles to the East of Reading - and is surrounded by countryside with walks along the river and local nature reserve. The nearest shop is located a short distance away and there are further shops located just 1 mile away at Twyford, there is a Waitrose, several cosy local pubs, a variety of restaurants, a newsagent, doctors and a dentist. There are also highly regarded schools in the area with catchment to The Charvil Piggott School, with its strong connections to the sought after Piggott Secondary school.

ACCOMMODATION

Enter via private front door to a welcoming hallway which gives access to all principle reception rooms as well as the downstairs WC. The dining room gives access via patio doors to uninterrupted views across the private rear garden. Whilst the sitting room can be accessed via double doors in the hallway and is located at the front of the property with an attractive box window and views to the front as well as a fireplace as a focal point.

The kitchen offers a range of storage solutions including an under-stairs pantry cupboard, side door to rear and integrated appliances.

Upstairs there are four bedrooms, all with fitted wardrobes and the main bedroom boasting an en-suite shower. The family bathroom is also located on this floor with bath, shower attachment and additional storage.



OUTSIDE SPACE

Offering off road driveway parking for several vehicles to the front there is also a double garage with power and light and personal door to rear garden. A partly walled garden to the rear sits on a corner plot with well established shrubs and bushes to the boundary. There is also a patio area, outside tap and gated side access.

LOCAL AUTHORITY and SERVICES

Wokingham Borough council band F. All mains services.







CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

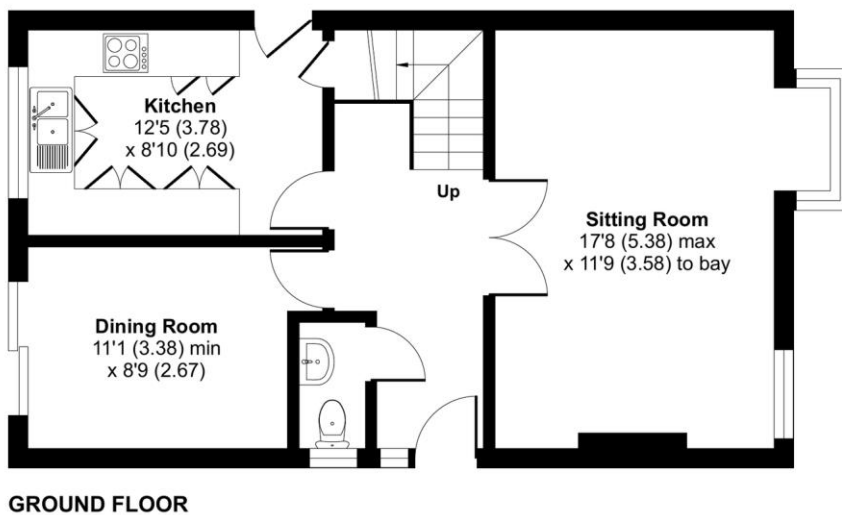
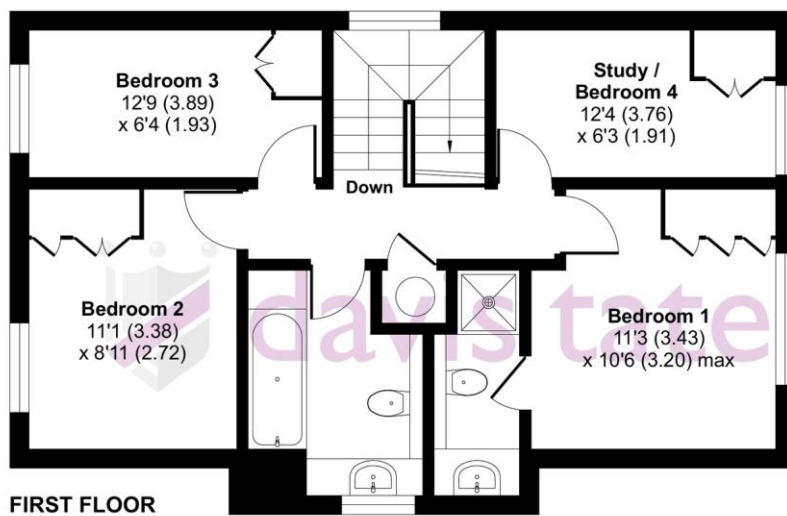
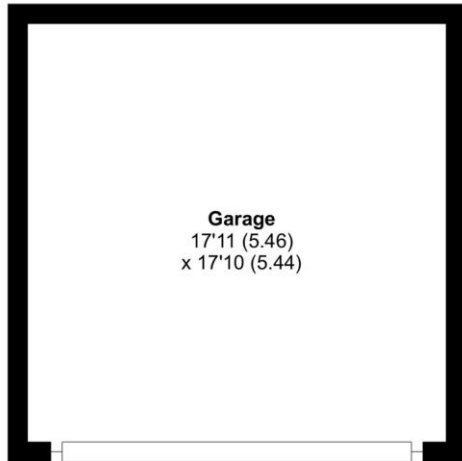
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1200 sq ft / 111.4 sq m
Garage = 324 sq ft / 30.1 sq m
Total = 1524 sq ft / 141.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 1036846