



HUNT & NASH
Est. 1938 www.huntandnash.co.uk

35 & 35a Park View Drive South, Charvil Berkshire RG10 9QX

**DETACHED FAMILY HOME
CURRENTLY ARRANGED AS TWO SEPARATE SELF CONTAINED UNITS
TWO BEDROOM GROUND FLOOR APARTMENT
TWO BEDROOM FIRST FLOOR APARTMENT
IN NEED OF SOME UPDATING: NO ONWARD CHAIN: LOTS OF POTENTIAL
EPC RATING D**



Currently arranged as a two bedroom ground floor apartment and a self contained two bedroom first floor apartment this delightful property is being sold as one unit with the potential easily convert back to a stunning three bedroom family home with a fabulous rear garden.

Access to the ground floor apartment is at the rear of the building and leads straight into the kitchen with in turn leads through to a front aspect living room with an attractive fireplace. There are two double bedrooms, a shower room and a separate WC.

Access to the first floor apartment is via the front of the property with stairs leading to a sitting room, kitchen, two double bedrooms and a bathroom.

Ideal as either an investment or a renovation project, this property is being sold at the same time as the neighbouring property, both of which are in the same ownership, and is offered for sale with no onward chain and immediate vacant possession.

A particular feature of this lovely home is the rear garden that extends to well over 150' and is laid mainly to lawn with mature flower and shrub borders providing plenty of privacy and seclusion.

To the front there is plenty of off road parking and a driveway leading to an attached garage.

Twyford is a thriving village with excellent amenities including good local shops, Waitrose, several restaurants and pubs and mainline station to Paddington (from approx. 25 mins.), link line to Henley-on-Thames and will be on the Crossrail network providing a direct link to Heathrow, the West End, City and East London without the need to change. There is delightful countryside surrounding the village yet the large centres of Reading, Maidenhead, Windsor, Bracknell and Wokingham are easily accessible as are both the M4 & M40.

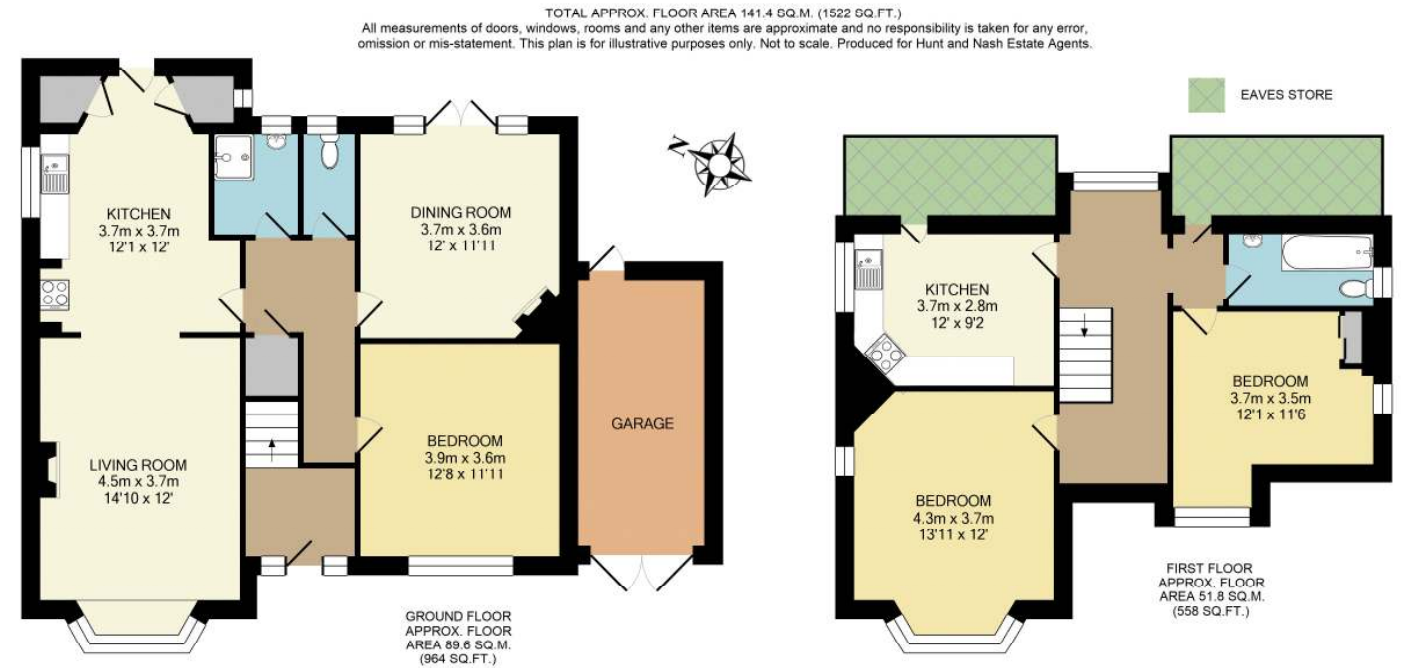
Directions

Please contact our offices for precise directions alternatively use postcode RG10 9QX for Sat Nav

GUIDE PRICE . . . £495,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 0118 934 1000 Email: twyford@huntandnash.co.uk





Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

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