

The Estate Agent People Recommend



12 Farmers End,
Charvil
RG10 9RZ

Price guide £395,000



In the charming area of Farmers End, Charvil, this well proportioned two-bedroom maisonette offers a perfect blend of comfort and convenience. The property boasts two well-appointed bedrooms, including a master with an ensuite shower room and a further family bathroom.

A standout feature of this property is the private garden, which offers a serene outdoor space for enjoying the fresh air or hosting gatherings. Additionally, there is access to the garage from the garden which is currently used as an office/gym. In front of the garage is parking for two cars.

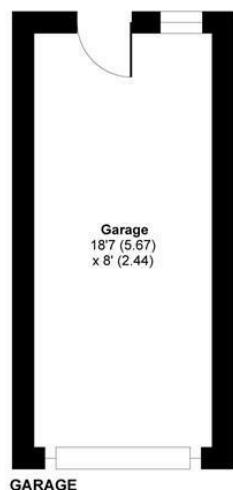
The property also benefits with planning permission to convert the loft (Planning application Number - 260743), which could accommodate an additional two double bedrooms, master with ensuite and further double bedroom. This presents a fantastic opportunity for future growth and customization, making this property not only a wonderful home but also a smart investment.

Within a 20 minute walk to Twyford village and Twyford mainline railway station, serving Reading and London Paddington with the additional benefit of the Elizabeth Line. Local schools are well renowned, catchment for Charvill Piggott primary school, Sonning primary school and Piggott senior school. There are local parks and lake to enjoy walking round and nature.

With its desirable location and thoughtful layout, this flat is perfect for first-time buyers, small families, or those seeking a peaceful retreat in a vibrant community. Don't miss the chance to make this charming property your own.

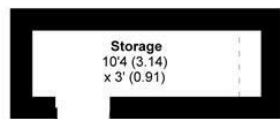
Freehold
Council Tax - D
EPC - C

Farmers End, Charvil, Reading, RG10



Garage
18'7" (5.67)
x 8' (2.44)

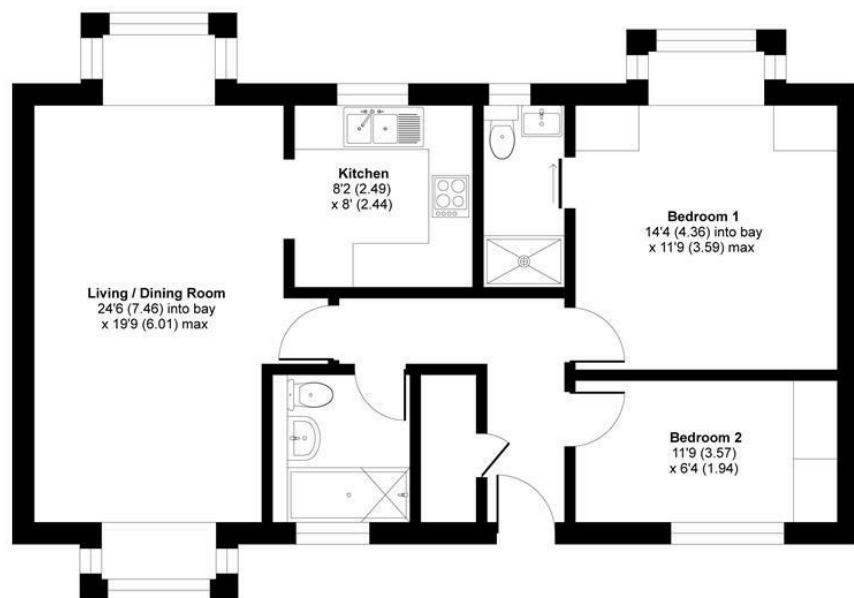
GARAGE



Storage
10'4" (3.14)
x 3' (0.91)

OUTBUILDING

Approximate Area = 719 sq ft / 66.7 sq m
Garage = 149 sq ft / 13.8 sq m
Outbuilding = 31 sq ft / 2.8 sq m
Total = 899 sq ft / 83.3 sq m
For identification only - Not to scale



Living / Dining Room
24'6" (7.46) into bay
x 19'9" (6.01) max

Kitchen
8'2" (2.49)
x 8' (2.44)

Bedroom 1
14'4" (4.36) into bay
x 11'9" (3.59) max

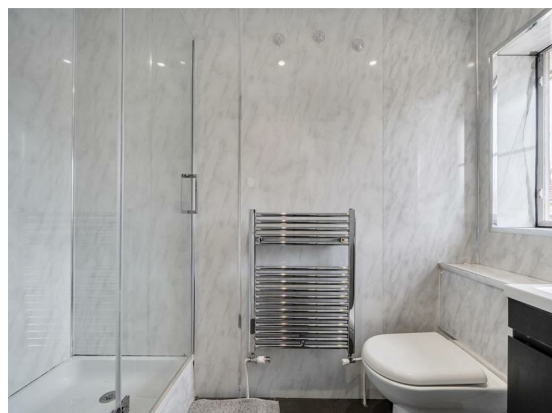
Bedroom 2
11'9" (3.57)
x 6'4" (1.94)

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Wentworth Estate Agents. REF: 1520344

ACCOMMODATION

- TWO BEDROOM MAISONETTE AND TWO BATHROOMS
- GOOD SIZE KITCHEN / DINING / LIVING ROOM
- UTILITY CLOSET
- PRIVATE GARDEN
- GARAGE - CONVERTED INTO OFFICE/GYM
- PARKING FOR TWO CARS
- WALKING DISTANCE TO TWYFORD VILLAGE AND RAILWAY STATION
- PLANNING PERMISSION FOR TWO DOUBLE BEDROOMS AND ENSUITE IN LOFT SPACE



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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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