



41 Fidlers Walk,
Wargrave, Reading, RG10 8BA
Price guide £800,000



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Fidlers Walk, Wargrave

This fabulous three bedroom linked detached property is located in the tranquil cul-de-sac of Fidlers Walk in Wargrave, a perfect blend of comfort and modern living. With three spacious bedrooms, including a master suite with an en suite shower, this property is ideal for families seeking both space and convenience.

The heart of the home is undoubtedly the superb open plan kitchen, dining, and family room, which creates a warm and inviting atmosphere for entertaining or simply enjoying family time. The design maximizes natural light, making the space feel airy and bright.

In addition to the generous living areas, the property boasts a separate study/playroom and a well-appointed second bathroom, ensuring that morning routines run smoothly for all family members. The house is situated within walking distance to local shops, schools, and the railway station, making it an excellent choice for those who value accessibility and community.

This delightful home combines modern amenities with a peaceful setting, making it a must-see for anyone looking to settle in a charming area of Wargrave. Whether you are a first-time buyer or seeking a family home, this property is sure to impress.

EPC rating - C

Council tax band - F

Freehold



Entrance Hall

A good size, very welcoming with plenty of space for coats and shoes. Access to the cloakroom, reception rooms and stairs to the first floor.

Study / Playroom

At the front of the property, an 18ft room with wooden flooring which can be split for different uses, or as an additional living space.

Family room

A fantastic 16ft space, with wooden flooring and plenty of natural light coming through from the kitchen. A perfect space for spending time with family.

Kitchen / Dining room

A spacious and convenient kitchen/dining room with plenty of eye and base level units, integrated dishwasher, induction hob, double oven, microwave and space for a fridge/freezer. The kitchen benefits with a breakfast bar with space for two stools. Plenty of space for a six seater table, with natural light oozing in through the velux windows and patio doors to the garden. The room also benefits with underfloor heating.

Utility room

A great large space, plenty of room to hang your clothes out, space for washing machine and dryer, an additional sink and further storage. Door to the garage for additional storage and access to the front.

Bedroom 1 and ensuite

A 14ft master bedroom with double windows, plenty of natural light and a half tiled bathroom with shower, wash hand basin and WC.

Bedroom 2

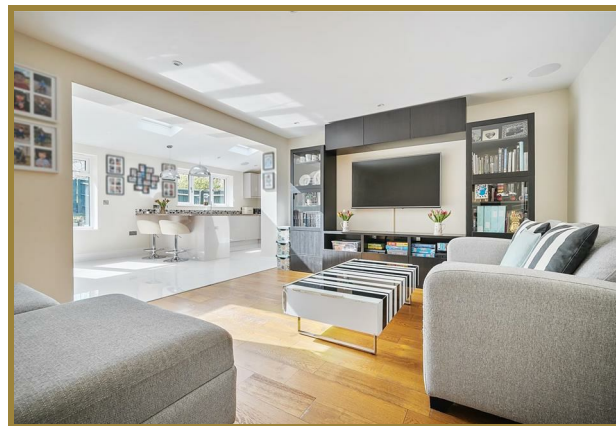
A further double bedroom at the front of the property.

Bedroom 3

A good size single bedroom at the rear of the property, with plenty of natural light.

Family Bathroom

Half tiled bathroom with bath and shower over, WC and wash hand basin.



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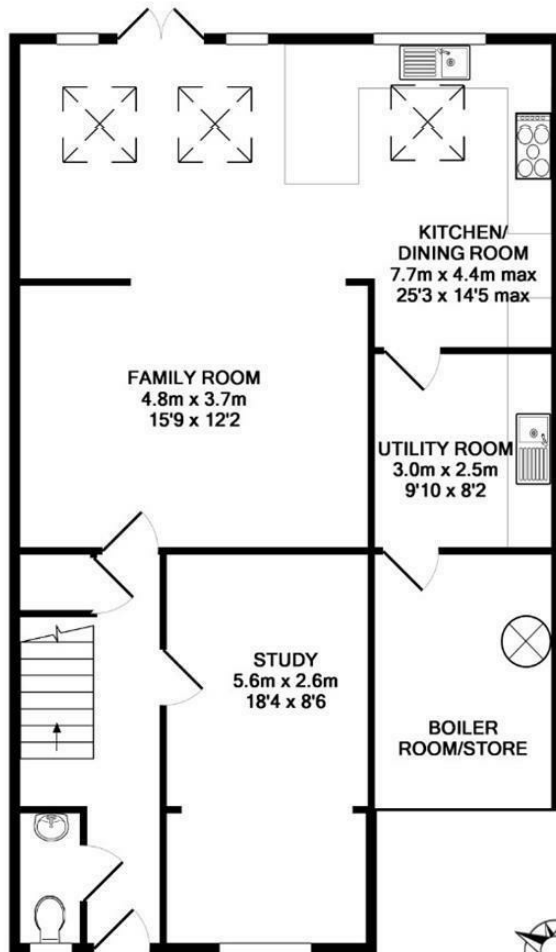
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GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 131.0 SQ.M. (1410 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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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.