



14 Newalls Rise,
Wargrave, Reading, RG10 8AY
Price guide £600,000



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Newalls Rise, Wargrave

Wentworth Estate Agents have pleasure to offer an extended FOUR BEDROOM DETACHED HOUSE in a quiet cul de sac. The property is within the sought after village of Wargrave, a beautiful village on the river Thames.

Within walking distance to Wargrave Train Station serving Henley-On-Thames and Twyford with links to London Paddington and Reading. Within a short walk is a village grocery shop, Doctors Surgery and Pharmacy.

Wargrave High Street offers a couple of Public Houses, The Bull, Greyhound and George and Dragon, a coffee shop, along with a Hairdressers, Library and dentist.

Ground Floor accommodation comprises of spacious Entrance hall, Cloakroom, Living room, Dining room, Kitchen, Utility room and Family room.

First Floor accommodation comprises of Master Bedroom with Shower Ensuite, Three further bedrooms and Family Bathroom.

Further Benefits include gas central heating, double glazing, enclosed rear garden, driveway parking for two cars, and garage.

Within Catchment for Wargrave Piggott Infant and Primary Schools, Craziess Hill C of E Primary School and Piggott Secondary School.

EPC Rating D



Entrance Hall

Spacious Entrance with tiled floor and a cupboard for coats and shoes

Cloakroom

Accessed from the entrance hall, WC and wash hand basin

Dining Room

At the front of the property accessed from the entrance hall, a 15.6 ft room with window.

Living Room

An 18.6 ft dual aspect room, with patio doors leading into the garden, and brick fireplace

Kitchen

Accessed from the Dining Room, base and eye level units, double oven, 4 ring gas hob and extractor fan with window looking into the garden.

Utility Room

Accessed from the kitchen, space for washing machine and dryer with storage cupboards. The garage can also be accessed through the Utility room.

Family Room

A lovely space with patio doors leading into the garden and patio area.

Master Bedroom and Ensuite

At the front of the property with fitted wardrobes and Ensuite with shower, WC, wash hand basin and towel rail.

Bedroom Two

A double bedroom at the rear of the property with fitted wardrobes

Bedroom 3

A good size room at the rear of the property looking into the garden

Bedroom 4

At the rear of the property with a fitted wardrobe.

Family Bathroom

A Four piece White family bathroom, Bath, Shower, Wash hand basin with storage underneath and WC .



The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB
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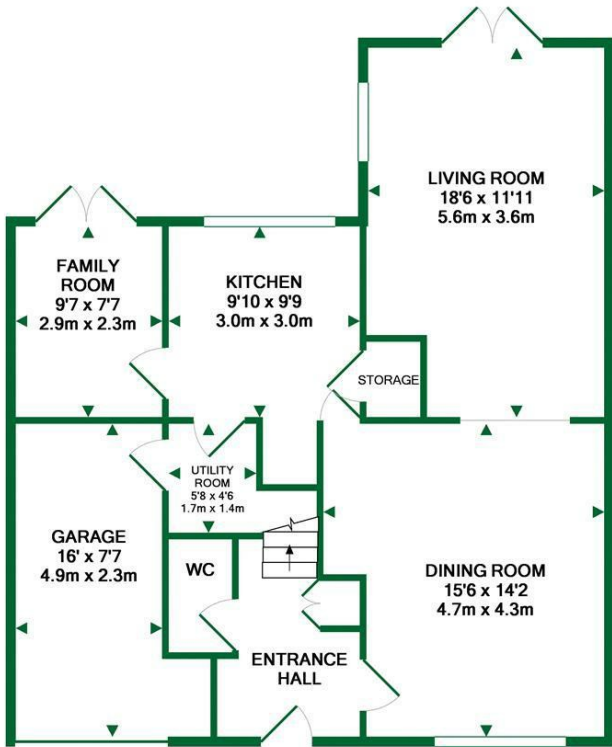
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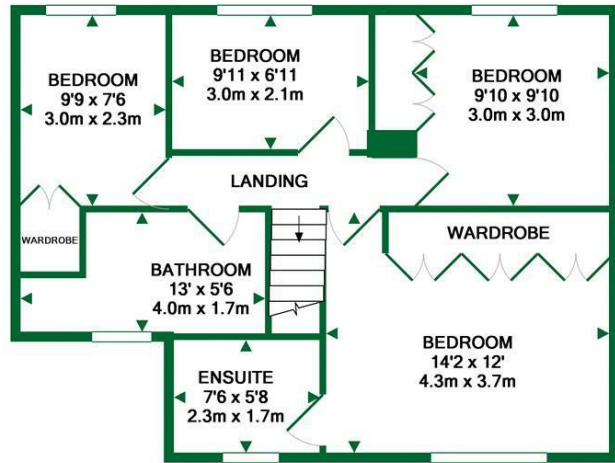
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GROUND FLOOR
APPROX. FLOOR
AREA 846 SQ.FT.
(78.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 592 SQ.FT.
(55.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1438 SQ.FT. (133.6 SQ.M.)

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.