

The Estate Agent People Recommend



17 Eastview Road,  
Wargrave  
RG10 8BH

£580,000



Wentworth Estate Agents have pleasure in offering to the market a THREE BEDROOM MID TERRACE HOUSE within the sought after village of Wargrave. Located on a no through road and next to the recreation ground, with a park area, cricket ground and tennis courts. Also close by is a local village shop, doctors surgery and pharmacy.

The property is within walking distance of the River Thames, high street pubs, coffee shops and restaurant, along with the train station. The village is near to both Twyford and the historic town of Henley-on-Thames and has fantastic train links into London Paddington and the surrounding areas. The M4 is also less than 10 miles away providing easy access to the Heathrow and motorway network.

Ground floor accommodation comprises of entrance hall, kitchen with plenty of eye and base level units with integrated dishwasher, oven and 4 ring gas hob. Cloakroom, large 26ft living/dining room with patio doors leading to the garden.

First floor accommodation comprises of master bedroom with fitted wardrobes and ensuite with bath, WC and wash hand basin, a further double bedroom with fitted wardrobes and shower ensuite with wash hand basin and WC.

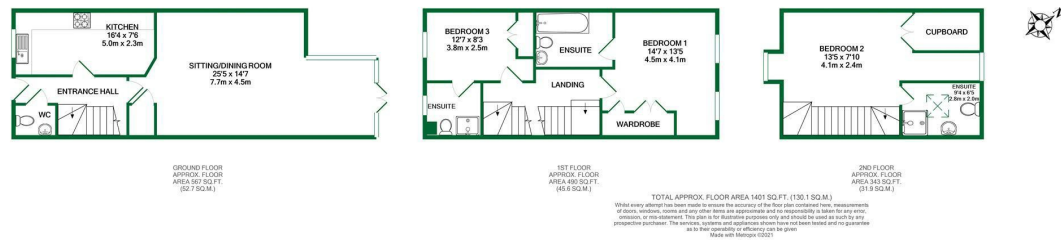
Second floor comprises of large double bedroom with fitted wardrobes and shower ensuite, wash hand basin and WC.

Further benefits include gas central heating, parking for 2 cars, good size garden laid to lawn. This property must be viewed to appreciate the space and location.

EPC - C

## ACCOMMODATION

- THREE DOUBLE BEDROOM MID TERRACE
- PARKING FOR TWO CARS
- WITHIN THE POPULAR VILLAGE OF WARGRAVE
- LARGE LIVING / DINING ROOM
- THREE BATHROOMS
- GOOD SIZE GARDEN
- CLOSE TO THE RECREATION GROUND
- QUIET LOCATION
- WALKING DISTANCE TO THE VILLAGE SHOP AND DOCTORS SURGERY
- EPC - C



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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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