The Estate Agent People Recommend

WentWorth Estate Agents

8 Dunnock Way, Wargrave RG10 8LR

Price guide £925,000

Wentworth Estate Agents have pleasure in offering to the market a FOUR BEDROOM DETACHED HOUSE within a sought after area in a quiet cul de sac in Wargrave village.

The property is within walking distance of the River Thames, high street pubs, corner shop, pharmacy, coffee shops, doctors surgery, recreation ground and the train station.

Ground floor accommodation comprises of entrance hall, study, cloakroom, 20 ft living room with patio doors to the garden, dining room with dual aspect windows, kitchen / breakfast room with plenty of eye and base level units, oven, hob, integrated dishwasher and large breakfast area with access to the garden. Utility room accessed from the kitchen with further storage and space for washing machine and dryer and access to the garage.

First floor accommodation comprises of master bedroom with ensuite, a further two double bedrooms, single bedroom and family bathroom.

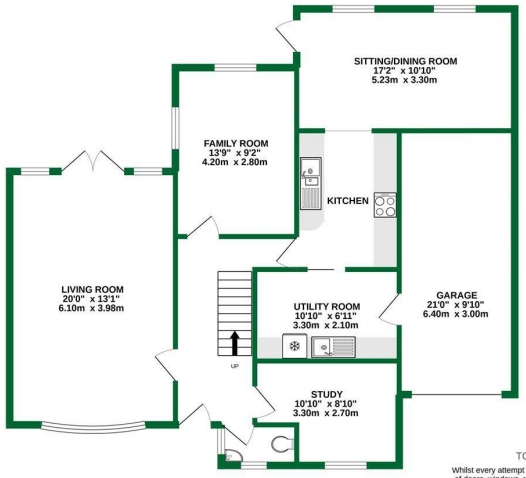
Further benefits include garage, parking for numerous cars on the driveway, private laid to lawn garden, shed, gas central heating, double glazed windows.

Wargrave is near to Twyford with shops, restaurants, Tesco Express and Waitrose and the historic town of Henley-on-Thames is only 4 miles away. The M4 is also less than 10 miles away providing easy access to the Heathrow and motorway network.
The Piggott infant and Junior schools are also within walking distance and the Piggott secondary school is just over 1 mile away.

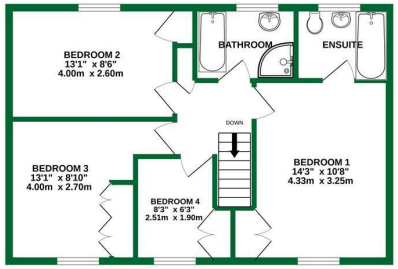
EPC - C
COUNCIL TAX - G

NO ONWARD CHAIN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1625sq.ft. (151.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ACCOMMODATION

- FOUR BEDROOM DETACHED HOUSE
- THREE RECEPTION ROOMS
- PRIVATE LAID TO LAWN GARDEN
- GARAGE
- PARKING FOR NUMEROUS CARS
- WITHIN A SOUGHT AFTER VILLAGE
- QUIET LOCATION
- NO ONWARD CHAIN

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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.