



57 Purfield Drive,
, Wargrave, RG10 8AR
Price guide £850,000



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Purfield Drive,

Welcome to Purfield Drive, Wargrave - a charming property that offers a delightful blend of comfort and potential. This detached house, built in the late 1960's and subsequently enlarged and improved, boasts 3 reception rooms, 4 bedrooms and 2 bathrooms, providing ample space for a growing family or those who love to entertain.

Situated on a corner plot, this property offers parking for up to 4 vehicles, ensuring convenience for you and your guests. The location is a dream for nature lovers, being close to the countryside and scenic walks, perfect for those seeking a peaceful retreat from the hustle and bustle of city life.

The spacious accommodation within the house provides a canvas for you to unleash your creativity, with possibilities for extensions to tailor the space to your needs and desires. The sought-after riverside village of Wargrave adds to the appeal of this property, offering a picturesque setting for you to call home. The village boasts local shops, chemist, doctors surgery, cafes, pubs/restaurants and a village infant and junior school within walking distance and the renowned Piggott Secondary School about 1 mile away.

Don't miss out on the opportunity to own a property with such potential and charm. Contact us today to arrange a viewing and envision the life you could create in this wonderful home on Purfield Drive.

EPC - D
Council tax band - G
Freehold



Entrance hall

With double front door which opens into a lovely spacious hall, with space to hang your coats and access to the receptions rooms and stairs to the first floor.

Living Room

At the rear of the property with wooden floor, a great 19ft room with plenty of space for sofas and a coffee table. Sliding doors to the decking and covered area.

Dining Room

At the front of the property with a lovely bay window, a great size room for an eight seater table and a lovely outlook to the front garden area.

Family Room

This is a perfect snug or study with access from the inner hallway and access through to the breakfast room.

Kitchen

Accessed from the inner hallway, with a lovely outlook of the garden. There is plenty of eye and base level units, gas hob, built in double oven and access through to the Breakfast room/Conservatory.

Breakfast room/conservatory

Accessed from the kitchen and snug, with plenty of natural light and dual aspect windows over looking the rear garden.

Cloakroom

At the front of the property, accessed just off the hallway with WC and wash hand basin and further space to hang coats.

Master Bedroom and ensuite

At the front of the property, an 18ft master bedroom with fitted wardrobes and ensuite shower room with corner shower, WC and wash hand basin with storage under.

Bedroom 2

A double bedroom at the rear of the property with built in wardrobes

Bedroom 3

A further double at the rear of the property.

Bedroom 4

A further bedroom in the centre of the house with a view of the garden.

Family bathroom

A half tiled family bathroom with bath and shower over, WC and wash hand basin.



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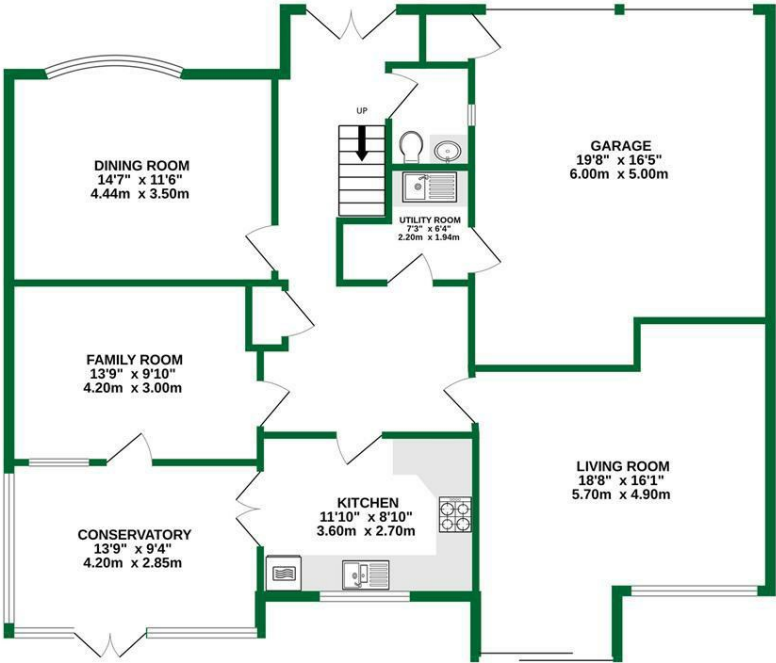
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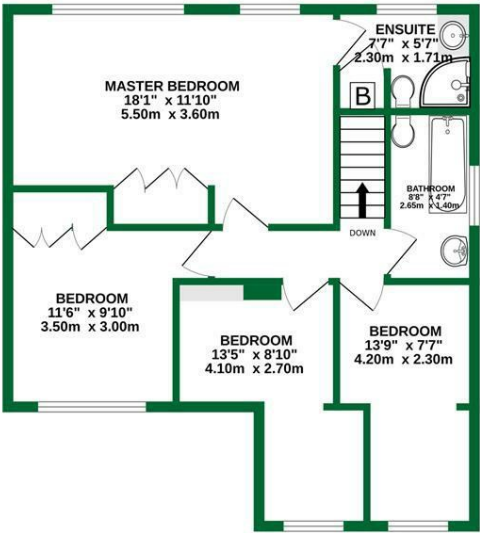
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GROUND FLOOR
1346 sq.ft. (125.0 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.

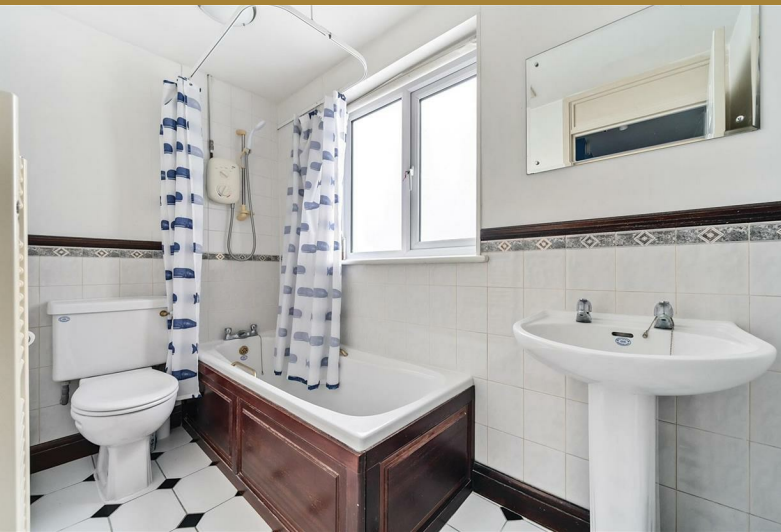


TOTAL FLOOR AREA : 1979 sq.ft. (183.9 sq.m.) approx.

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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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.