The Estate Agent People Recommend

WentWorth Estate Agents

4 Fidlers Walk, Wargrave RG10 8BA

£625,000

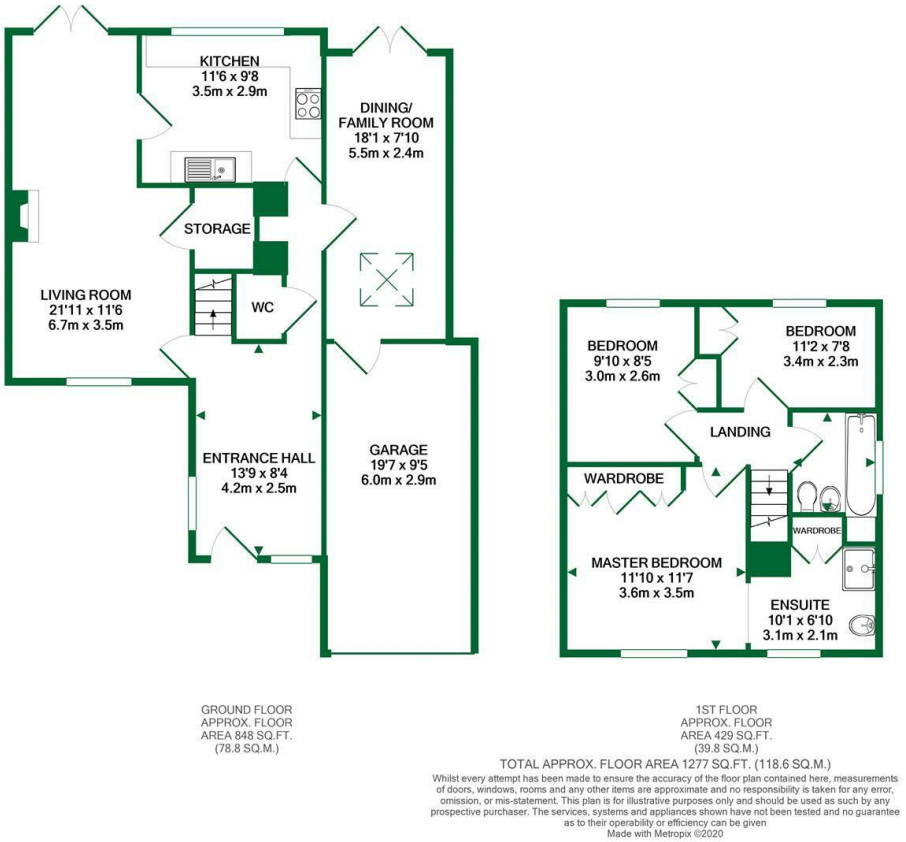
Wentworth Estate Agents have pleasure in offering to the market a DETACHED THREE BEDROOM HOUSE within the sought after village of Wargrave, a beautiful village on the river Thames. Within walking distance to Wargrave Train Station serving Henley-On-Thames and Twyford with links to London Paddington and Reading. Short walk away 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 along with a Hairdressers, Library and dentist.

Ground floor accommodation comprises of large open with dual aspect windows entrance hall, cloakroom, front to back living room with open fireplace and patio doors leading onto the garden. Modern kitchen with plenty of base level units, integrated fridge/freezer, washing machine, dryer, dishwasher, hob and double oven. From the kitchen and the hallway is a good size dining room/family room with patio doors to the garden and access to the garage.

First floor accommodation comprises of master bedroom with fitted wardrobes and shower ensuite, a further two bedrooms with fitted wardrobes and family bathroom with bath, wash hand pedestal and WC.

Further benefits include garage, parking for numerous cars on driveway, private laid to lawn garden, gas central heating and UPVC double glazed windows.
This riverside village is a thriving and popular destination with families and the property is also situated within the catchment for Piggott Primary and Piggott Secondary School.

EPC Rating - D



GROUND FLOOR
APPROX. FLOOR
AREA 848 SQ.FT.
(78.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1277 SQ.FT. (118.6 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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ACCOMMODATION

- THREE BEDROOM DETACHED HOUSE
- WITHIN THE SOUGHT AFTER VILLAGE OF WARGRAVE
- PARKING FOR SEVERAL CARS ON DRIVEWAY
- GARAGE
- TWO RECEPTION ROOMS
- PRIVATE LAID TO LAWN GARDEN

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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.