

The Estate Agent People Recommend

# WentWorth

Estate Agents

136 Victoria Road,  
Wargrave  
RG10 8AJ

Offers in excess of £575,000



Wentworth Estate Agents are delighted to offer this VICTORIAN THREE BEDROOM END TERRACE HOUSE with NO ONWARD CHAIN in the beautiful village of Wargrave.

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.

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.

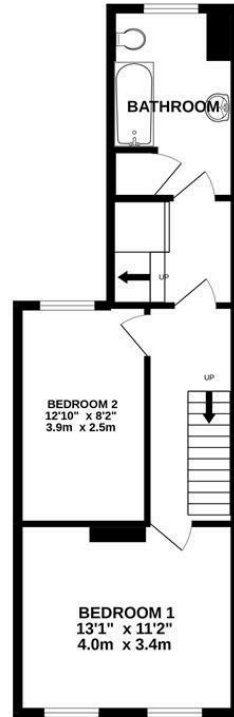
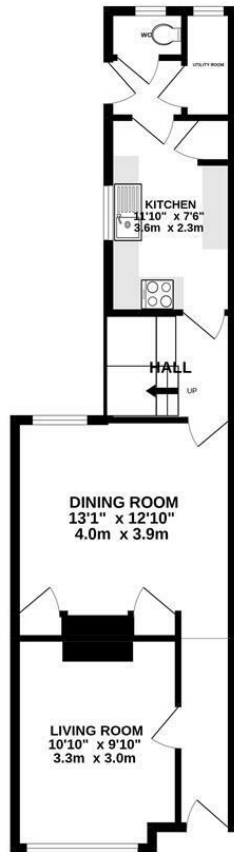
Ground floor accommodation comprises of entrance hall, living room with fireplace, dining room with fireplace, galley kitchen with plenty of eye and base level units and cloakroom.

First floor accommodation comprises of two double bedrooms and large family bathroom with bath and shower over, WC and wash hand basin.

Further benefits include a good sized private south facing laid to lawn garden with pedestrian rear access, unrestricted street parking to the front, gas central heating.

GROUND FLOOR

1ST FLOOR



2ND FLOOR

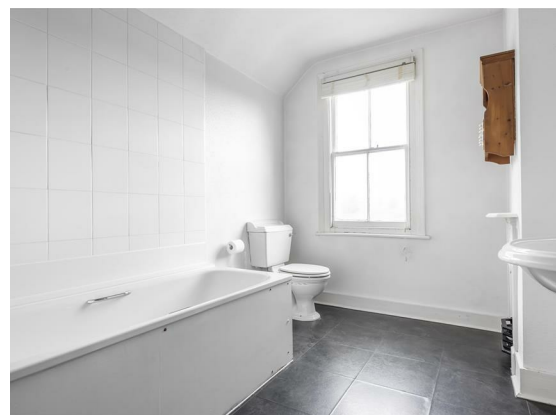


TOTAL FLOOR AREA : 1150 sq.ft. (106.8 sq.m.) approx.

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

- THREE BEDROOMS
- ENSUITE SHOWER ROOM
- FIRST FLOOR BATHROOM
- TWO SEPARATE RECEPTIONS
- CLOAKROOM
- SOUTH FACING PRIVATE GARDEN
- PLENTY OF CHARACTER
- POPULAR VILLAGE
- ON STREET PARKING



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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.