The Estate Agent People Recommend

WentWorth Estate Agents

8 Hill Lands, Wargrave RG10 8JY

£399,950

Wentworth Estate Agents have the pleasure in offering to the market a stunning TWO BEDROOM MID TERRACE HOUSE with NO ONWARD CHAIN in the beautiful village of Wargrave. This property MUST BE VIEWED to appreciate how its been beautifully renovated.

The property is within walking distance of the River Thames, high street pubs and restaurants and the location 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.

The property has received significant investment by the current owner and has been completely refurbished to a high standard throughout with a modern finish and substantial built-in storage.

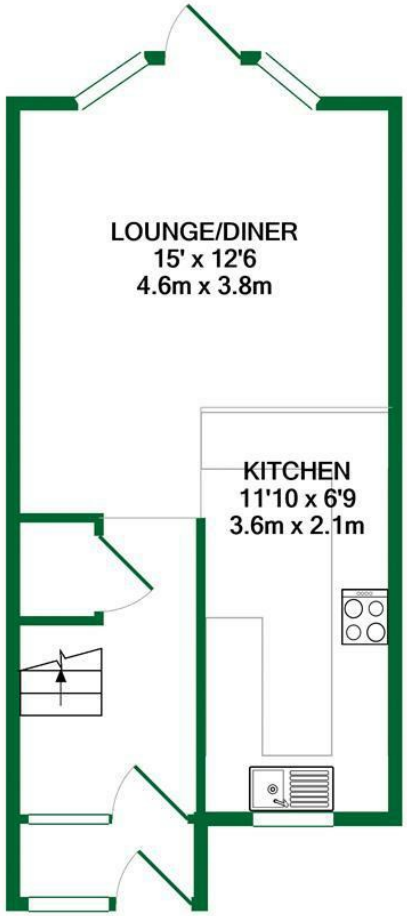
Ground floor accommodation comprises of an entrance porch with space for coats and shoes, hallway leading through to the open plan living room with oak flooring throughout. The kitchen has hand-made bespoke wooden units, breakfast bar, underfloor heating and integrated appliances (including dishwasher and washer/dryer). The breakfast bar has a solid oak purpose built table which can be pulled out to seat 6 making the best use of the space. The newly renovated open plan living room is light and spacious with doors leading out to the south-facing patio garden.

First floor accommodation comprises of two good-sized double bedrooms with double fitted wardrobes and family bathroom with WC, wash hand basin (and storage underneath) and modern shower.

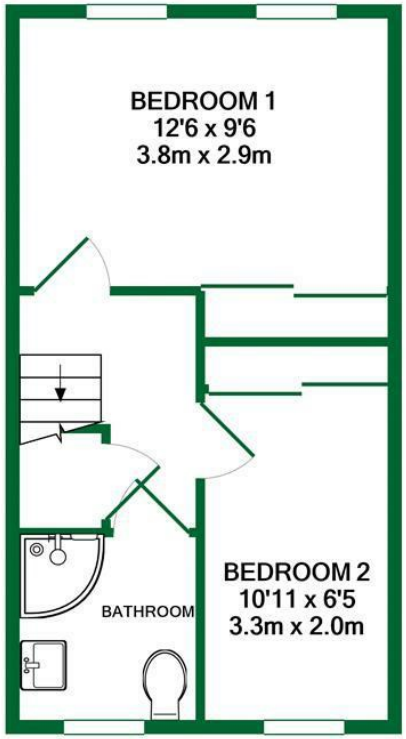
Further benefits include gas radiator central heating, with new radiators, loft space with storage and double glazed windows. The property also has a private garage as well as ample private parking in the Hill Lands communual residence.

EPC -D

NO ONWARD CHAIN



GROUND FLOOR



1ST FLOOR

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

- RE-FURBISHED TWO BEDROOM MID TERRACE
- OPEN PLAN LIVING SPACE
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- STUNNING BATHROOM
- SOUTH FACING PATIO GARDEN AREA
- GARAGE
- PRIVATE PARKING
- WITHIN A BEAUTIFUL VILLAGE OF WARGRAVE ON THE RIVER THAMES
- NO ONWARD CHAIN
- NEEDS TO BE VIEWED TO APPRECIATE THE SPACE

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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.