

The Estate Agent People Recommend

# WentWorth

Estate Agents

74 Victoria Road,  
Wargrave  
RG10 8AE

Price guide £725,000



Wentworth Estate Agents have pleasure in offering to the market a THREE/FOUR BEDROOM DETACHED HOUSE WITH GARAGE, PARKING AND GOOD SIZE SOUTH FACING GARDEN within the beautiful village of Wargrave.

The property is within walking distance of the River Thames, high street, pubs, coffee shops, doctors surgery, pharmacy and the train station. The village is near to both Twyford and the historic town of Henley-on-Thames and has 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 is within catchment for Piggott infant and junior school, Crazies Hill Primary School and Piggott Senior School.

Ground floor accommodation comprises of entrance hall, cloakroom, good size kitchen with plenty of eye and base levels units, oven, hob, integrated dishwasher, fridge/freezer and space for a table. A large 19 ft living room with fireplace and a good size dining room with access to the garden.

First floor accommodation comprises of master bedroom with fitted wardrobes, a further three bedrooms and family bathroom with bath and shower over, WC and wash hand basin.

Further benefits include, garage and parking for 2 cars. good size south facing garden laid to lawn, shed, and further scope to extend, subject to planning permission.

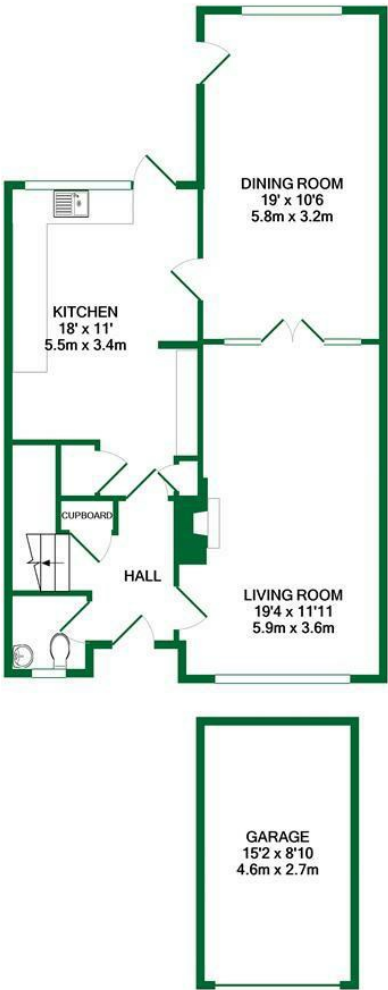
NO ONWARD CHAIN

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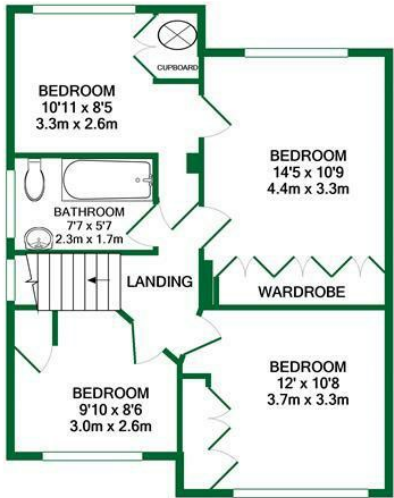


### ACCOMMODATION

- FOUR BEDROOM DETACHED HOUSE
- GARAGE
- PARKING FOR 2 CARS ON DRIVEWAY
- WITHIN A SOUGHT AFTER AREA
- WALKING DISTANCE TO THE VILLAGE CENTRE AND LOCAL SHOP
- GOOD SIZE GROUND FLOOR LIVING SPACE
- SOUTH FACING GARDEN WITH SHED
- GARDEN IS NOT OVERLOOKED AND BACKS ONTO THE ALLOTMENT
- NO ONWARD CHAIN



GROUND FLOOR  
APPROX. FLOOR  
AREA 834 SQ.FT.  
(77.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 553 SQ.FT.  
(51.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1387 SQ.FT. (128.9 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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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.