

The Estate Agent People Recommend



13 Hill Lands,
Wargrave
RG10 8JY

£375,000



Wentworth Estate Agents have the pleasure in offering to the market a lovely TWO BEDROOM MID 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 and restaurants and the train station serving Twyford and the historic town of Henley-on-Thames. The M4 is also less than 10 miles away providing easy access to the Heathrow and motorway network.

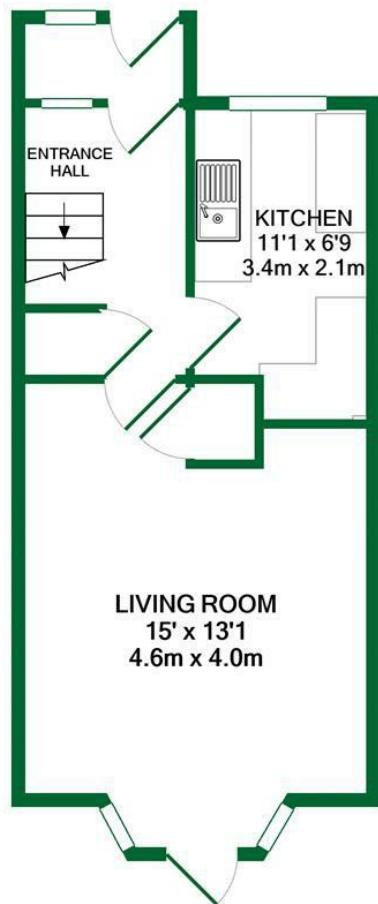
Ground floor accommodation comprises of an entrance porch with space for coats and shoes, hallway leading through to the living room with wooden flooring. Within the bay window in the living room has a patio door leading to the courtyard garden. The kitchen is at the front of the property with plenty of eye and base level units, integrated under counter fridge, 4 ring gas hob and single oven and washing machine.

First floor accommodation comprises of a double bedroom with fitted wardrobes at the rear of the property with wooden flooring and a further bedroom at the front of the property with fitted wardrobes. The family bathroom has a bath with shower over, WC and wash hand basin.

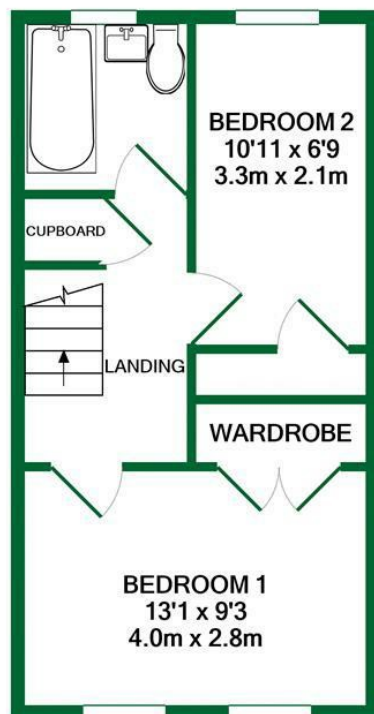
Further benefits include gas radiator central heating, loft space with loft ladder, courtyard garden and a private garage as well as ample private parking in the Hill Lands communal residence.

EPC - D

NO ONWARD CHAIN



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 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

- TWO BEDROOM MID TERRACE
- NO ONWARD CHAIN
- IN THE BEAUTIFUL VILLAGE OF WARGRAVE
- WITHIN WALKING DISTANCE TO THE RIVER THAMES
- COURTYARD GARDEN
- GARAGE
- PLENTY OF 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.

