



Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

18 Langhams Way Wargrave. RG10 8AX

**HALL : CLOAKROOM : SITTING ROOM : DINING ROOM :
OFFICE/MUSIC ROOM: KITCHEN :UTILITY ROOM :
THREE DOUBLE BEDROOMS : SHOWER ROOM :
GAS WARM AIR HEATING : DOUBLE GLAZING :
GARAGE with WORKSHOP SPACE :
BLOCK DRIVEWAY : ENCLOSED REAR GARDEN :
NO ONWARD CHAIN : Energy Performance Rating—E**



Description: A detached chalet style house offering particularly spacious and versatile family accommodation built in the 1960s with later ground floor extensions and conversion of the rear of the garage to create an office/music room. The kitchen, shower room and cloakroom have been refitted in recent years.

Situation: Ideally located in a popular residential road convenient for the village centre. Wargrave is a sought after Thameside village with a wide variety of sporting and recreational amenities and excellent schools, several pubs and rail station linking to Twyford (Paddington approx. 25 mins.) which is only 2 miles away with good local shops, Waitrose and several restaurants. The larger centres of Henley, Reading, Maidenhead, Wokingham and Bracknell and both the M4 & M40 are readily accessible. The property is within the catchment of The Robert Piggott Infant and Junior Schools and Piggott Senior School. There are Nursery and Pre-Schools close by.

Outside: To the front of the property is a paved driveway proving parking for several cars with well stocked shrub borders. To the rear is a patio leading onto a shaped lawn with landscaped and well stocked beds and borders creating a most attractive and private feature.

PRICE . . . £540,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment

Tel: 0118 934 1000

Email: twyford@huntandnash.co.uk

