

WARGRAVE, Berkshire



A beautifully presented detached family house.
HALL: LOUNGE/DINING: FAMILY ROOM: STUDY: KITCHEN/BREAKFAST ROOM
3 BEDROOMS: DRESSING ROOM/BEDROOM 4: BATHROOM
GAS CENTRAL HEATING: DOUBLE GLAZING
CARPORT: AMPLE OFF ROAD PARKING
SECLUDED REAR GARDEN: NO ONWARD CHAIN

PRICE...£425,000...FREEHOLD

5 Fidlers Walk

WARGRAVE, Berkshire, RG10 8BA

A beautifully presented detached family house extended and improved in the last 3 years to create a most comfortable home situated in a cul-de-sac within easy reach of the village centre. Wargrave is a sought after Thameside village with numerous leisure amenities, excellent schools, several pub/restaurants 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.

Directions: From the traffic lights in the centre of Wargrave proceed up School Lane and immediately after the right hand bend turn left into Victoria Road. Turn left into Purfield Drive and right into Fidlers Walk. No 5 will be found on the left.

GROUND FLOOR

Covered entrance porch/carport with down lighters and front door to:

Entrance Hall: Radiator, wall thermostat, staircase to first floor.

Cloakroom: WC and concealed cistern, wash basin, extractor fan, laminate floor.

Sitting/Dining Room: 22' x 11'6 (6.71m x 3.51m)

Sitting Area: Coved ceiling, radiator, TV point, wide archway to:

Dining Area: Coved ceiling, radiator, patio doors to garden and door to:

Family Room: 12' x 10'9 (3.66m x 3.28m) Large skylight, down lighters, coved ceiling, radiator, TV point, understairs cupboard, folding doors to:

Kitchen/Breakfast Room: 19'3 x 9'9 (5.87m x 2.97m)

Kitchen Area: Comprehensively fitted with ample wall and base units with work surfaces, 1 ½ bowl stainless steel sink, 5 ring gas range with double oven, canopy hood over, decorative wall tiling, down lighters, coved ceiling, recess for fridge/freezer, plumbing for dishwasher, concealed lighting, attractive tiled floor, utility cupboard with plumbing for washing machine and additional storage space.

Breakfast Area: Radiator, down lighters, coved ceiling, French windows to garden, attractive tiled floor.

Study: 11'5 x 8'5 (3.48m x 2.57m) plus deep door recess with built in cupboard, radiator, down lighters, telephone point, laminate flooring, door to store room.

FIRST FLOOR

Landing

Bedroom 1: 11'7 x 11'9 (3.53m x 3.58m) Range of fitted wardrobes with mirrored doors, radiator, TV point, door to:

Dressing Room/Bedroom 4: 8'8 x 7' (2.64m x 2.13m) plus deep door recess with built in cupboard, laminate

floor, down lighters, radiator. This could be converted into an en-suite subject to permissions.

Bedroom 2: 10 x 8'5 (3.05m x 2.57) plus built in double wardrobe, radiator.

Bedroom 3: 11'1 x 6'9 (3.38m x 2.06) plus built in double wardrobe, radiator.

Bathroom: White suite of bath with mixer tap and shower attachment, pedestal basin, WC with concealed cistern, shaver point, radiator, laminate floor, part tiled walls, access to loft.

OUTSIDE

Front Garden: Laid mainly to lawn, driveway providing space for two cars, access to useful store room, gated wide side access to:

Rear Garden: Across the rear of the property is a paved patio area with outside tap, lighting and power point leading on to a lawn area with well stocked and maintained shrub borders and garden shed. The rear garden measures approx 37' (11.27m) x 35' (10.66m) and enjoys a high degree of privacy.

For an appointment to view please contact:

Hunt & Nash

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For details of all our properties please visit
www.huntandnash.co.uk

Ref: T220

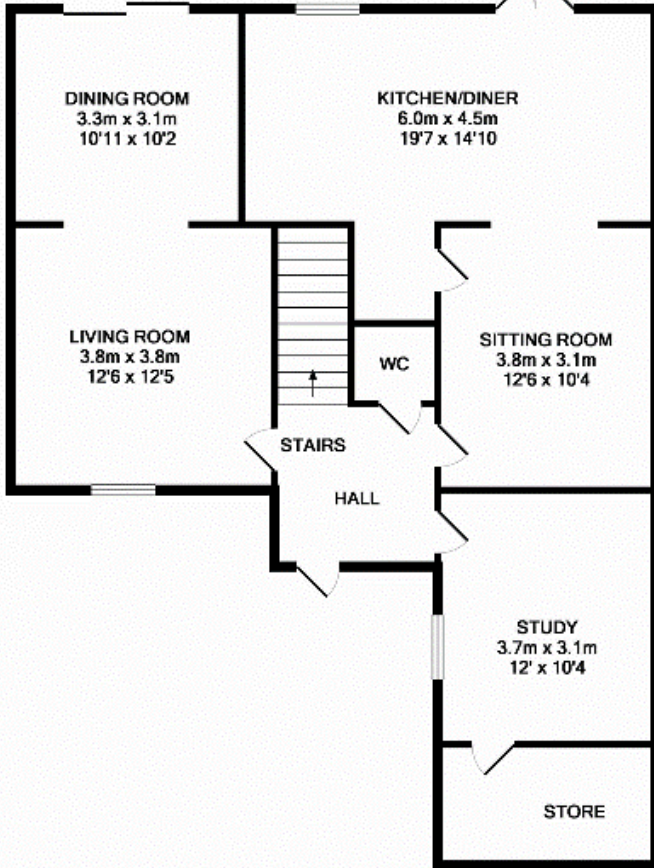
Lettings & Management: For further information on our comprehensive range of services for Landlords please call **0118 934 6300**.

Surveys: We have a team of fully qualified surveyors with good local knowledge covering an area of approx. 30 mile radius of Marlow. For further information please call **0845 601 4206**.

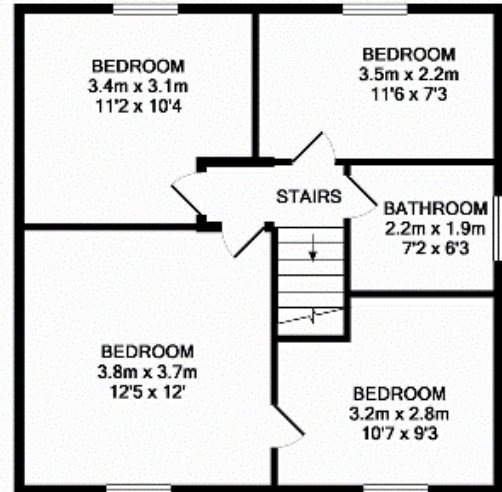
Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 83.8 SQ.M.
(902 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 46.8 SQ.M.
(503 SQ.FT.)

TOTAL APPROX. FLOOR AREA 130.6 SQ.M. (1405 SQ.FT.)

KeyPlan Floor Plans produced and provided by 3D rendering courtesy of 3D House Plan
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Measurements taken, verified and more than 20 years experience and responsible for making any
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