



HUNT & NASH

Est. 1938

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39 Highfield Park, Wargrave Berkshire RG10 8LB

**EXTENDED FAMILY HOME: CLOAKROOM: SITTING ROOM
MODERN FITTED KITCHEN: OPEN PLAN VAULTED LIVING SPACE
THREE BEDROOMS: FAMILY BATHROOM
SOUTH WEST FACING REAR GARDEN: OFF ROAD PARKING
POPULAR LOCATION: EPC RATING D**



Description

This superb three bedroom family home has been extended at the rear to provide a fabulous open plan reception room off the kitchen with a vaulted ceiling and doors out to the garden. The bright and airy space really complements the rest of the house providing that much more space to enjoy and entertain.

The kitchen is fitted with an extensive range of modern units with integrated appliances and plenty of room for a large dining table.

A separate cosy sitting room is available for chilly winter nights and there is a ground floor cloakroom that certainly seems large enough to accommodate a shower if required.

On the first floor there are three good size bedrooms and a refitted stylish white bathroom suite.

To the front of the property is a block paved driveway providing off road parking and a small front garden. The rear garden enjoys a south west facing aspect and is laid mainly to lawn with a large paved patio, mature flower and shrub borders and a garden shed.

Wargrave is a sought after Thameside village with a wide variety of recreational amenities, the excellent Piggott schools, several pubs and shops and rail station linking to Henley on Thames and Twyford (Paddington approx. 25 mins). There are Nursery and Pre-Schools close by.

HMRC Anti Money Laundering

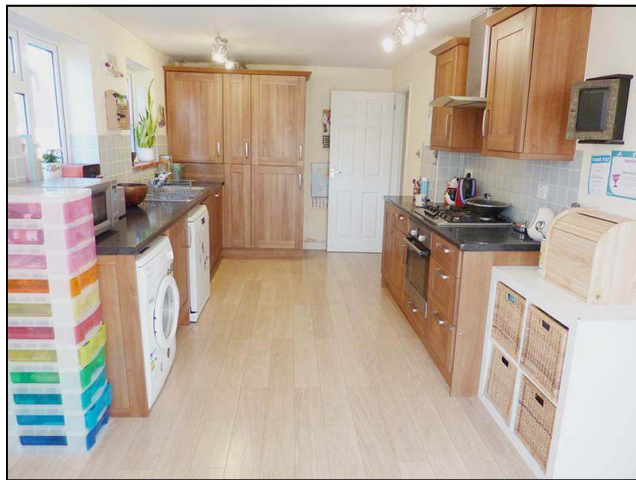
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

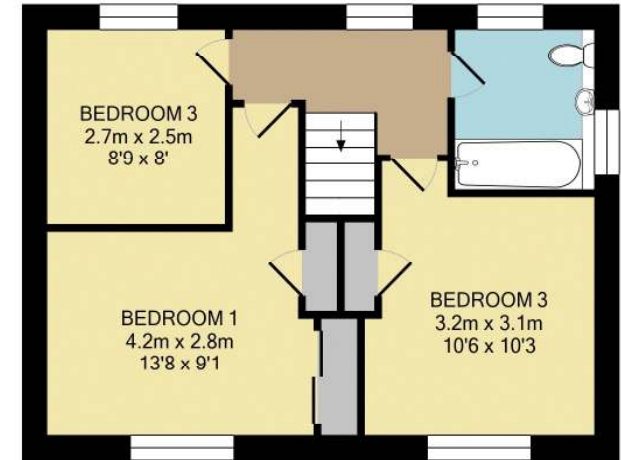
GUIDE PRICE . . . £405,000 . . . FREEHOLD

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: 01628 522568 Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 115.1 SQ.M. (1239 SQ.FT.)
All 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. Not to scale. Hunt and Nash Estate Agents.





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

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