



HUNT & NASH
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66 Victoria Road, Wargrave Berkshire RG10 8AE

CHARACTER HOME BUILT IN 1910 WITH OFF ROAD PARKING
TWO DOUBLE BEDROOMS: MODERN BATHROOM
LOVELY SITTING ROOM WITH OPEN FIRE
MODERN KITCHEN/BREAKFAST ROOM WITH ATTRACTIVE SOILD FUEL STOVE
CONSERVATORY: UTILITY: CLOAKROOM
FABULOUS SOUTH FACING REAR GARDEN WITH PLENTY OF PRIVACY
EPC RATING E



Description: Occupying an elevated position within a popular residential part of the village, this late Edwardian cottage (1910) is presented to the market in superb condition throughout with several period features that are complemented with a modern kitchen and bathroom and tasteful décor.

The sitting room enjoys a front aspect with an attractive open fireplace whilst the spacious kitchen breakfast room comfortably seats 8 and is fitted with a range of modern wall and base units above and below granite worktops. There is a pretty sold fuel 'Rayburn' style range creating a lovely focal point (not tested). Off the kitchen is a conservatory taking full advantage of the southerly rear aspect and there is also a utility room and a cloakroom.

On the first floor are two double bedrooms and a modern family bathroom with a stylish white suite. Other properties in the road have extended into the roof space and there may be the possibility to do the same here, subject to the necessary consent being obtained.

Outside: The delightful south facing rear garden has been landscaped to take full advantage of both the sunlight and the shade, with different areas of lawn and paving providing plenty of privacy and a haven for wildlife. To the front of the property is an off road parking space and mature landscaping.

Situation: 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.

Directions

From the traffic lights in the centre of the village take School Lane and as the road bends round to the right, Victoria Road in on the left

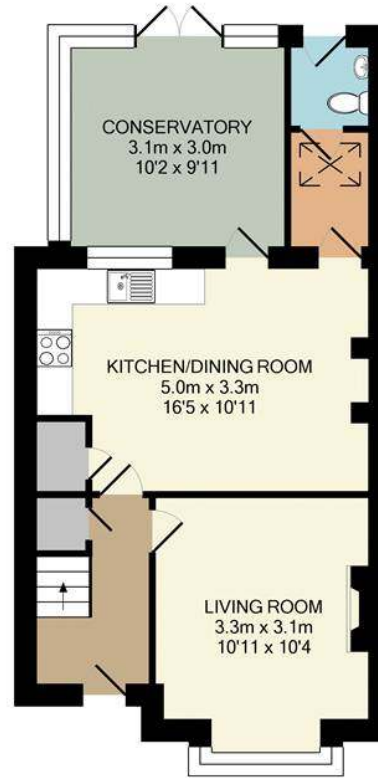
GUIDE PRICE . . . £450,000 . . . FREEHOLD

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

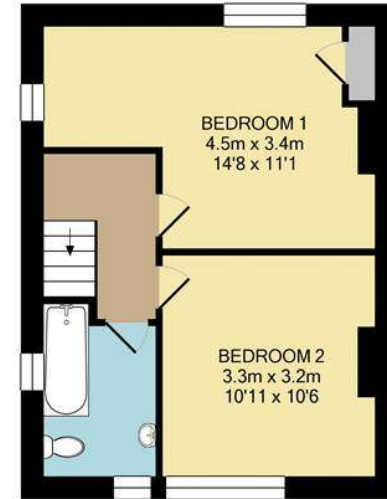
Viewing By Appointment
Tel: 0118 941 000 Email: twyford@huntandnash.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 49.3 SQ.M.
(531 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 34.0 SQ.M.
(366 SQ.FT.)



TOTAL APPROX. FLOOR AREA 93.2 SQ.M. (1003 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. Produced for Hunt and Nash.





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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