



HUNT & NASH

Est. 1938

www.huntandnash.co.uk

18 Purfield Drive, Wargrave Berkshire RG10 8AP

SPACIOUS DETACHED FAMILY HOUSE: THREE BEDROOMS: EN SUITE AND DRESSING ROOM TO MASTER BEDROOM: FAMILY BATHROOM: CLOAKROOM: SITTING ROOM DINING ROOM: FAMILY ROOM: STUDIO: GYM: KITCHEN: UTILITY ROOM: SOUTH FACING REAR GARDEN: OFF ROAD PARKING: ATTACHED GARAGE: GREAT LOCATION PIGGOTT SCHOOL CATCHMENT: NO ONWARD CHAIN EPC RATING D



An attractive three bedroom detached family home in a highly sought after location that has been extended at the rear to provide spacious ground floor accommodation that is now in need of a little updating.

The flexibility afforded by the extended accommodation allows for a sitting room, dining room and a family room plus a kitchen and separate utility room complemented with a studio and a gym. There is also a cloakroom on the ground floor and attractive wood block flooring to the entrance hall and original reception room.

The first floor has been remodelled to provide three bedrooms including a master bedroom with en suite shower room and a dressing room (easily put back into one large bedroom) plus a family bathroom. All the bedrooms have fitted wardrobes

To the front of the property is a small area of lawn and a driveway leading to an attached garage with an electric roller door, power and light. There is a covered side access leading to the rear garden that is laid mainly to lawn with a walled rear boundary and is well stocked with a variety of mature trees and shrubs. The rear garden enjoys a southerly aspect and there is a sunken area with a hot tub and summerhouse, that may be suitable as a home office.

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 . . . £550,000 . . . 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 149.0 SQ.M. (1604 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 should be used as such. Not to scale. www.huntandnash.co.uk





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.

HUNT & NASH

Est. 1938

www.huntandnash.co.uk

naea
propertymark

PROTECTED

ESTATE AGENTS BLOCK MANAGEMENT
RESIDENTIAL LETTINGS & MANAGEMENT

 OnTheMarket[™].com