



Spring Walk, Wargrave, RG10

Immaculately Presented Three Bedroom End Terrace

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Overview

- PRIVATE RESIDENTIAL LOCATION
- NEWLY FITTED KITCHEN
- LARGE MASTER BEDROOM WITH FITTED WARDROBES.
- LOUNGE DINER WITH OPEN FIRE AND PATIO DOORS
- SINGLE GARAGE
- PRIVATE ENCLOSED REAR GARDEN WITH MATURE BORDERS AND PATIO AREA
- MODERN HOUSE BATHROOM WITH WHITE THREE PIECE SUITE



Spacious Three Bedroom End Terrace benefitting from large rooms, open fire, and private mature rear garden.



Property Description

The property consists of; a larger than average entrance hall with under stairs storage, a downstairs WC, a newly fitted kitchen with cream units and charcoal Quartz countertops, the kitchen is only weeks old, a large lounge-diner with feature open fire and patio doors leading to a private enclosed rear patio, the lounge also benefit from a large bay window making this room extremely light and airy. First floor consists of; Large master bedroom with fitted wardrobes, second double bedroom again with fitted wardrobes and a third double bedroom to the front of the property. A modern family bathroom with white three-piece suite and shower over the bath also benefitting from underfloor heating. There is a boarded attic with light and power, and this can be accessed through a drop-down ladder onto the landing.



Property Description

Continued...

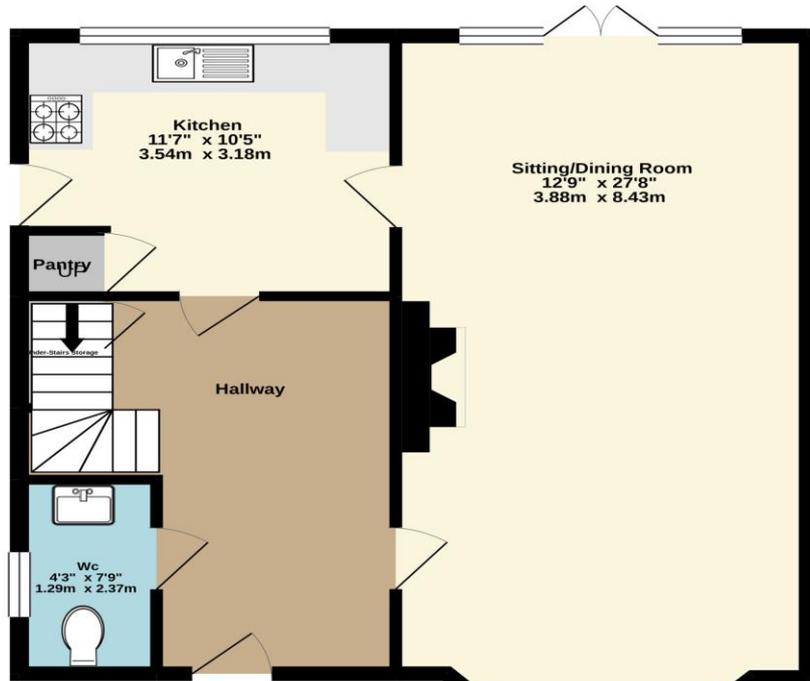
Externally the property consists of a large front garden mainly laid to lawn with stocked borders currently filled with mixed herbs, flowers and fruits and two espalier apple trees. A lovely meandering pathway leads you to your front door. currently filled with. The property also benefits from side access leading the back door and enclosed rear garden, here you find a fabulous mature garden with a large patio, lawn area and fully stocked borders providing a fantastic space entertain alfresco style or light the BBQ in the summer months. Situated a stone's throw away is a single garage ideal for storage and / or additional parking to your allocated space. Viewing strongly advised to fully appreciate what is on offer.



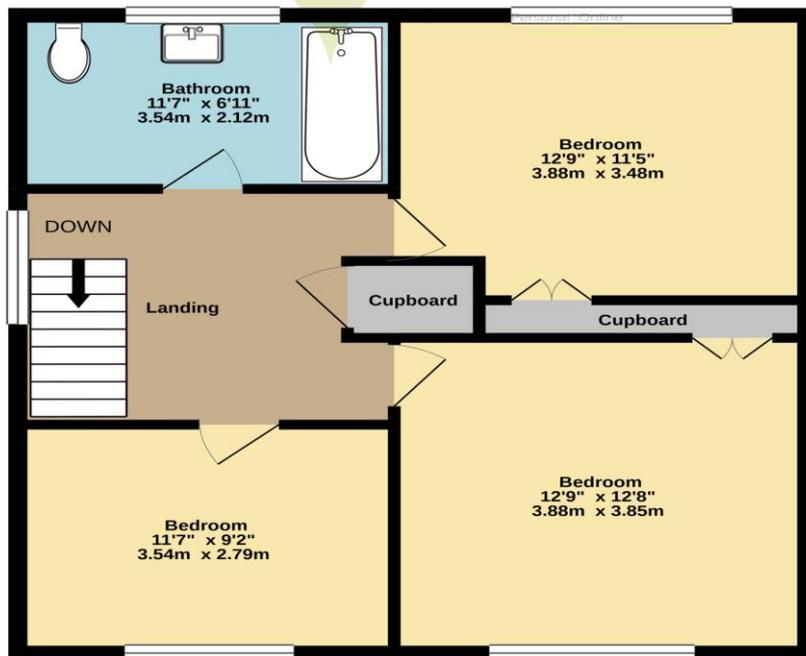
Location

The property is set in a sought-after location in Wargrave, just 3 miles from Henley on Thames and 2 miles from Twyford. The highly regarded Piggott Secondary School and Piggott Junior School are set in the village and there are also numerous recreational facilities including the local tennis club and rowing club giving Wargrave a friendly community vibe. Within easy walking distance of this property is the local convenience store, doctor's surgery, chemist, recreation ground with football pitches, cricket square, play area, sports pavilion and allotments. For walkers, there are lovely woods and country footpaths within a stone's throw of your front door. The property is within a mere 10-minute walk to Wargrave train station. With mainline access to London from Twyford. There are local bus routes serving Reading and surrounding towns and villages. Wargrave is also well placed for access to the M40 motorway, Junction 5 for those heading to Oxford and northwest or 4 for London.

Ground Floor
628 sq.ft. (58.3 sq.m.) approx.



1st Floor
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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