



Hill Lands
 Approximate Gross Internal Area 73.01 sq m / 785.86 sq ft
 Ground Floor Area 31.27 sq m / 336.58 sq ft
 First Floor Area 28.76 sq m / 309.57 sq ft
 Garage Area 12.98 sq m / 139.71 sq ft

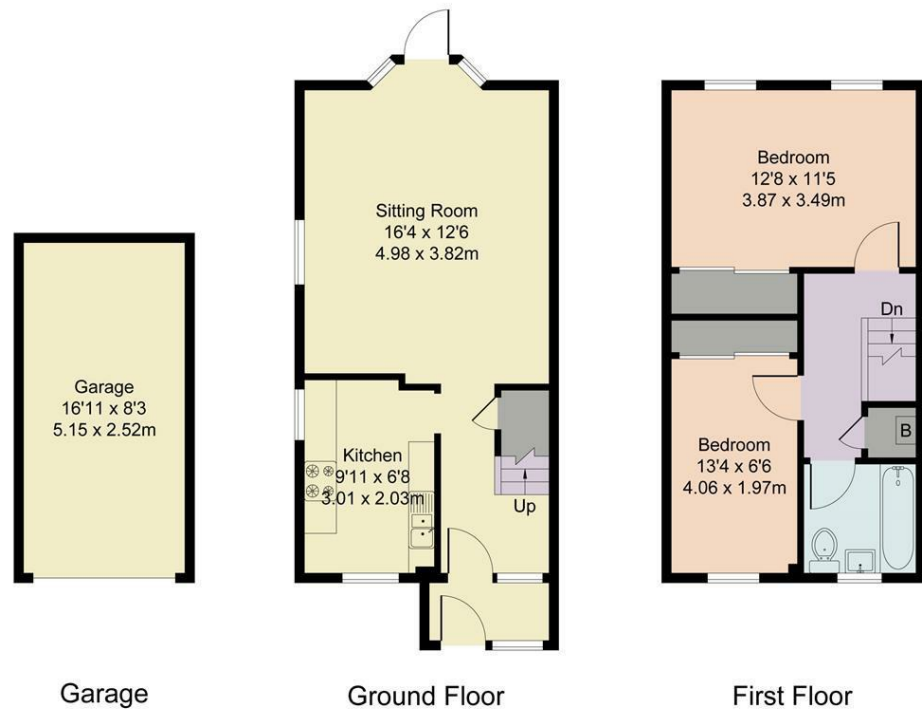
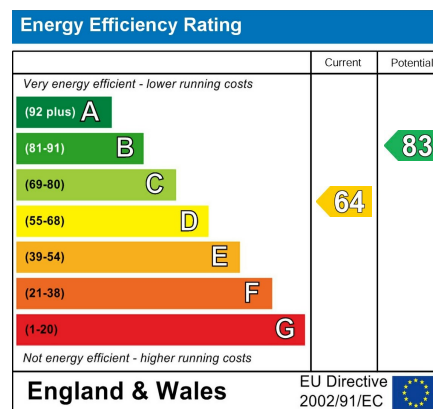


Illustration for identification purposes only, measurements are approximate, not to scale.



Guide Price
£425,000

Hill Lands, Wargrave

A two bedroom end of terrace with parking and garage. In need of some updating, located in the popular village of Wargrave.

- End Terrace
- 2 Bedrooms
- Kitchen
- Sitting Room
- Bathroom
- Courtyard Garden
- Private lawned area
- Garage
- EPC: D

A two bedroom end terrace in a popular close in the Thameside village of Wargrave

- Henley 4 miles
- Wargrave Station 0.5 miles
- Reading 7 miles
- London 40 miles
- M4 (J8/9) 7.5 miles
- Heathrow 21 miles





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Requiring some updating, this two bedroom end terrace is located in a popular road, close to the centre of Wargrave, with easy access to the river, station and local amenities.

Stepping into the hallway doors lead through to a fully fitted kitchen and a spacious sitting room which leads out onto a courtyard garden. Upstairs are two double bedrooms and the family bathroom. The property has recently had new double glazed windows and a new roof.

Outside

The property benefits from a courtyard garden to the rear with an additional private lawned area to the side, which could allow the property to be extended subject to planning permission. There is also a garage located in a separate block.

Situation

The property can be found in the lovely historic village of Wargrave in Berkshire, along the Thames and Loddon rivers, with boating and marina facilities nearby as well as some wonderful walks and rides on the Thames Path and into the local hills surrounding the village.

The village provides many amenities with restaurants, pretty public houses, cafes and day-to-day shopping. Wargrave Station has a regular service and connects with the newly opened Elizabeth Line into central London. There are some excellent schools in the village with some renowned schools close by including The Piggott School, Reading Blue Coat School, The Dolphin School and Rupert House. The larger centres of Henley on Thames, Marlow, Sonning on Thames and Reading are all within easy reach.

Services

All mains services
 Ultrafast Broadband Available
 Council Tax: Wokingham Borough Council
 Band D
 EPC Rating: D



Directions

Postcode: RG10 8JY What3Words:///realm.dodges.laugh

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
 Email: henley@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.