



16 Beverley Gardens,
Wargrave, Reading, RG10 8ED
Price guide £1,100,000



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Beverley Gardens, Wargrave

Situated in the charming riverside village of Wargrave, this delightful detached house on Beverley Gardens offers a perfect blend of comfort and convenience. Built in the late 1950's, the property boasts a spacious layout with two inviting reception rooms, ideal for both relaxation and entertaining. With four well-proportioned bedrooms, this home provides ample space for families or those seeking extra room for guests or a home office. There is an 18ft garage and workshop at the rear.

The property features two bathrooms (1 en suite), ensuring that morning routines run smoothly for everyone. One of the standout features of this home is its large garden plot, which offers a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air in a tranquil setting.

Parking is a breeze with space for up to five vehicles, making it perfect for families with multiple cars or for hosting gatherings. Located in a sought-after close, this residence is not only appealing for its size and features but also for its proximity to local amenities. The property is within walking distance to local schools, making it an excellent choice for families looking for a community-oriented environment.

In summary, this four-bedroom detached house in Wargrave is a rare find, combining spacious living with a desirable location. Whether you are looking to settle down in a peaceful village or seeking a family home with plenty of room to grow, this property is sure to impress. NO ONWARD CHAIN.

EPC rating E
Council tax band G
Freehold



Entrance Hall

Spacious hall with plenty of space for coats and shoes and access to the reception rooms and stairs to the first floor.

Living Room

A lovely 23ft dual aspect living room, plenty of natural light. French doors to the garden and gas fire place. Access to the kitchen/breakfast room.

Dining Room

Located at the front of the property with dual aspect windows, plenty of natural light.

Kitchen/breakfast Room

A 26ft dual aspect kitchen area with plenty of high and base level cupboards, built in oven and hob and access to the garage and garden.

Master bedroom and ensuite

At the rear of the property with fitted wardrobes. Ensuite bathroom with bath, WC and wash hand basin.

Bedroom 2

A good size double bedroom at the front of the property with fitted wardrobes.

Bedroom 3

At the rear of the property with storage and plenty of natural light.

Bedroom 4

At the rear of the property with storage cupboard and plenty of natural light.

Shower Room

Half tiled bathroom with walk in shower, wash hand basin, WC and towel rail.



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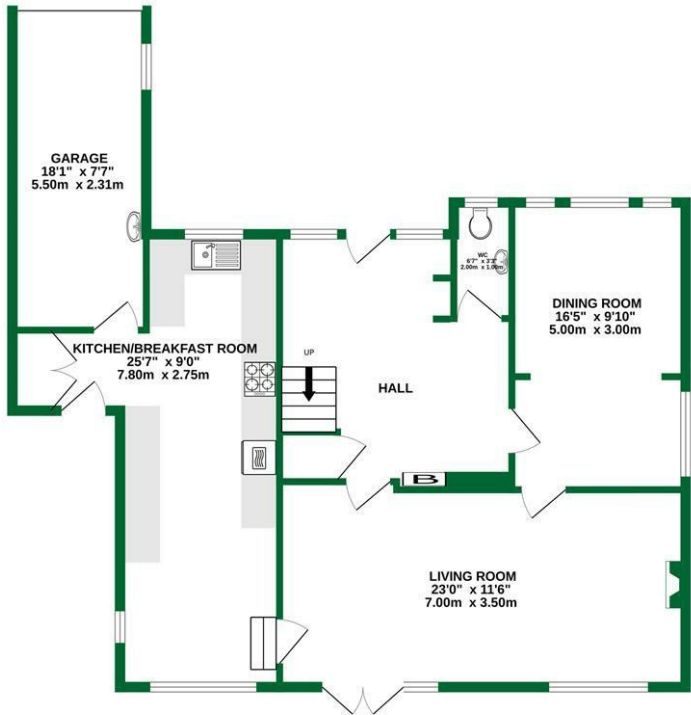
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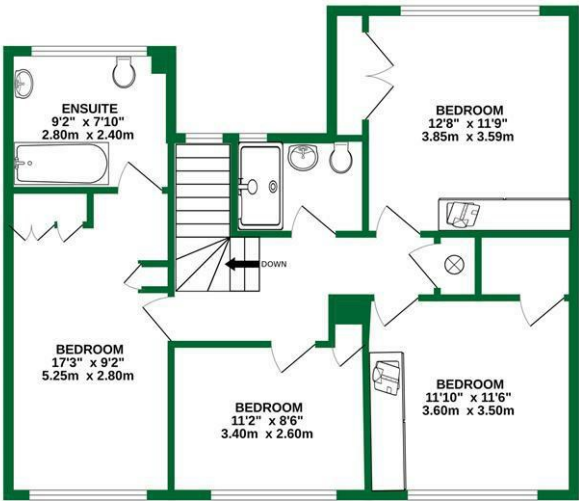
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GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.

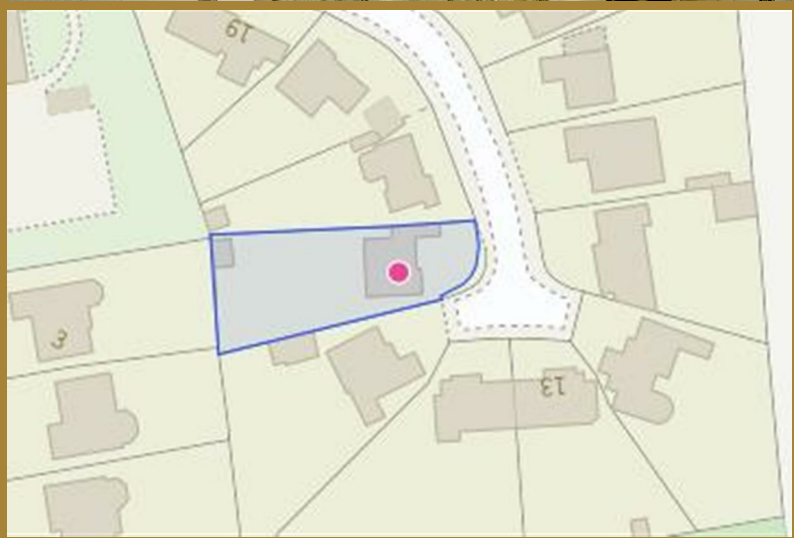


TOTAL FLOOR AREA : 1778 sq.ft. (165.2 sq.m.) approx.

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.