

The Estate Agent People Recommend



31 Hill Lands,
Wargrave
RG10 8JY

£1,400 Per calendar month



Located in the charming area of Hill Lands, Wargrave, this delightful Georgian style end terrace house presents an excellent opportunity for those seeking a comfortable and stylish home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The property boasts a modern bathroom, designed with convenience in mind.

One of the standout features of this home is the private patio and decked garden, providing an ideal outdoor space for al fresco dining or simply enjoying the fresh air. This area is perfect for those who appreciate a touch of nature right at their doorstep.

Parking is made easy with space for one vehicle, a valuable asset in this sought-after location. plus a garage in a block Residents will benefit from the proximity to the village and the picturesque River Thames, both of which are just a short walk away. This makes it an excellent choice for those who enjoy leisurely strolls or engaging in outdoor activities.

In summary, this Georgian style end terrace house in Wargrave offers a harmonious blend of comfort, style, and convenience. With its appealing features and prime location, it is a property that should not be missed.

EPC rating D
Council tax band D

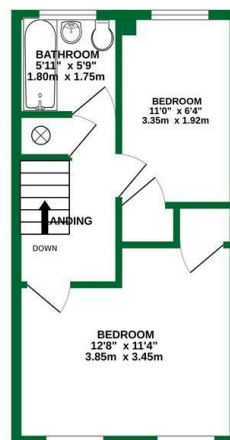
OUTBUILDINGS
130 sq ft (12.1 sq m.) approx.



GROUND FLOOR
339 sq ft (31.5 sq m.) approx.



1ST FLOOR
310 sq ft (28.8 sq m.) approx.



TOTAL FLOOR AREA: 779 sq ft (72.3 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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ACCOMMODATION

- 2 BED END TERRACE
- SOUGHT AFTER LOCATION
- PATIO GARDEN PLUS DECKED AREA
- BEAUTIFUL COMMUNAL GROUNDS
- DOUBLE GLAZING AND GAS HEATING
- GARAGE IN A BLOCK
- WALKING DISTANCE TO VILLAGE AND RIVER
- TWYFORD 2 MILES HENLEY 4 MILES
- DEPOSIT £1615.38
- HOLDING DEPOSIT £323.07



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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.



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