



16 Purfield Drive, Wargrave Berkshire RG10 8AP

**DETACHED FAMILY HOME OFFERED WITH NO ONWARD CHAIN
SITTING ROOM WITH WOOD BURNING STOVE: KITCHEN: DINING ROOM
THREE BEDROOMS: FAMILY BATHROOM: EN SUITE SHOWER ROOM
HIGHLY DESIRABLE LOCATION: CLOSE TO LOCAL PRIMARY SCHOOL
SOUTH FACING GARDEN: DRIVEWAY AND ATTACHED GARAGE
GOOD SCHOOL CATCHMENT: COUNCIL TAX BAND F: EPC RATING D**



This delightful detached family home is ideally located in the heart of this ever so popular area of Twyford, handily placed for the village centre and local schools.

A welcoming entrance hall leads to the double aspect sitting room that has a laminate wooden floor and an attractive free standing wood burning stove and patio doors to the rear garden. There is a door leading to the kitchen that is fitted with a range of matching wall and base units above and below contrasting work tops with space for the usual appliances.

Off the kitchen is a dining room with sliding doors opening in to a large conservatory with a ceramic tiled floor and access to the garden. A cloakroom completes the ground floor plus there is access into the garage from the entrance hall.

On the first floor there are three bedrooms including a master bedroom with en suite shower room and a family bathroom with a modern suite.

The rear garden benefits from a southerly aspect and a good deal of privacy and is well stocked with a variety of mature flower and shrubs. There is small garden pond and a side return leading to the front. The front garden is mainly lawn with a driveway leading to an attached single garage with an up and over door, power and light.

Wargrave is a delightful, historic Thameside village a variety with local shops supporting day to day needs plus various cafes, restaurants and pubs. There are highly regarded Primary and Secondary Schools (Piggott) within the village and there is a train station linking Wargrave with Henley on Thames and Twyford (Elizabeth Line).

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

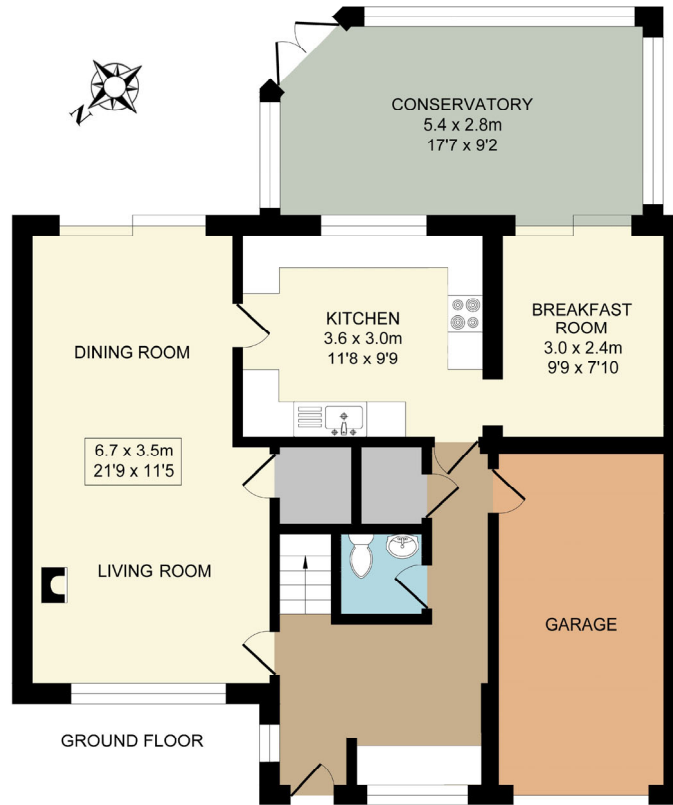
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GUIDE PRICE . . . £620,000 . . . FREEHOLD

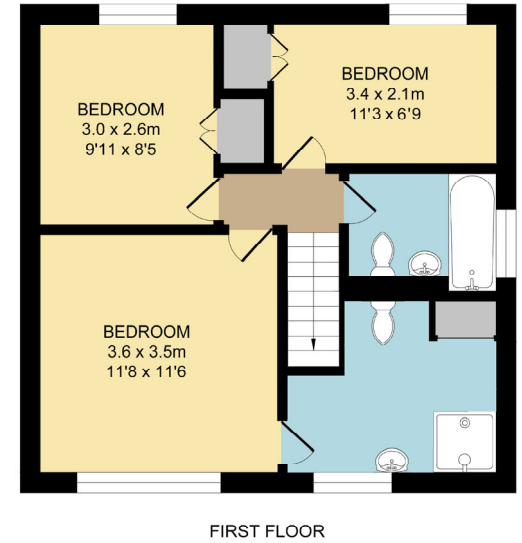
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Tel: 01628 522568

Viewing By Appointment
Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 130.0 SQ.M. (1399 SQ.FT.)
 All measurements of doors, windows, rooms and any other items approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
 Not to scale. www.huntandnash.co.uk





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