



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

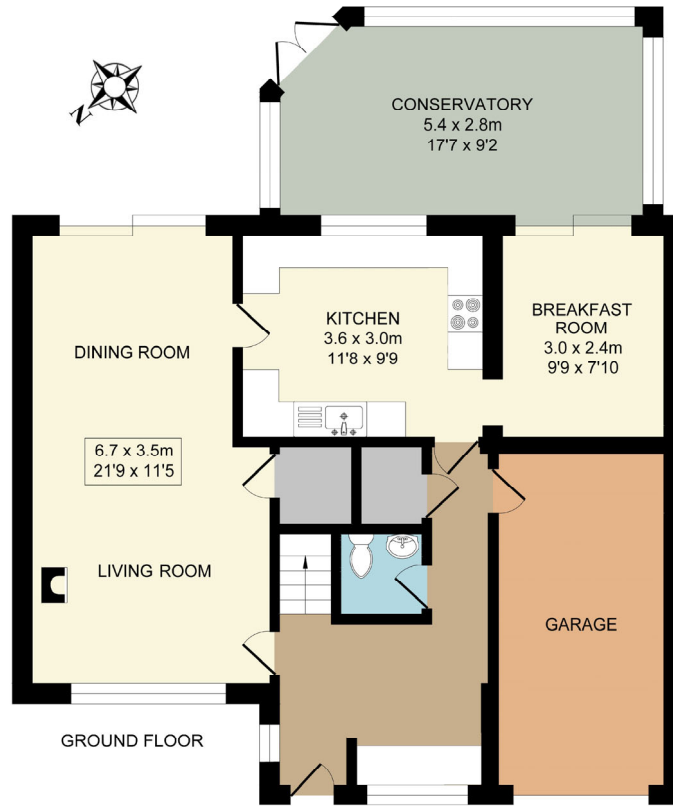
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Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

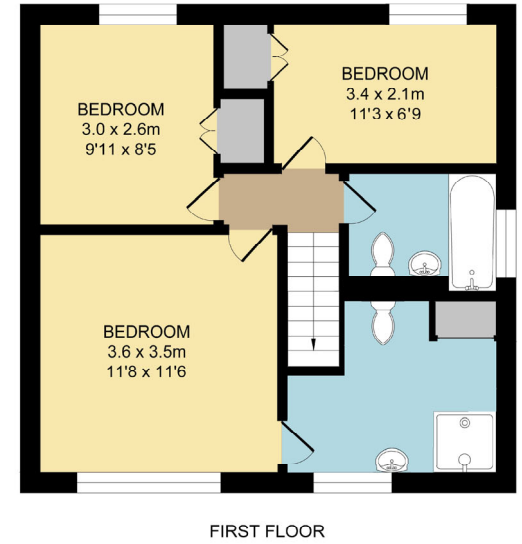
GUIDE PRICE . . . £635,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568
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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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