



Hill Lands Wargrave RG10

£1,050 Per Month - Available Now

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Beyond your expectations

A well presented two bedroom house in a quiet development within 1 mile of Wargrave Rail Station, shops and restaurants.

Two bedrooms | Reception room with doors to garden | Fitted kitchen | Garage in separate block available | Located in a quiet development | Unfurnished.

Description

A well presented two bedroom house in a quiet development within 1 mile of Wargrave Rail Station, shops and restaurants. The property comprises a bright reception room with french doors out onto a patio garden, fitted kitchen, two bedrooms and bathroom with stand up shower over bath. There are further communal lawns and gardens at the rear of the development and a single garage in a nearby block is available.

Situation

Wargrave is a sought after Thameside village offering a variety of shops for day to day needs, together with pubs and restaurants. Wargrave Station provides services to Reading and Paddington via Twyford. On the edge of the village is the well regarded Piggott School.

Henley is about 3 miles and Maidenhead about 7 miles, each with their multiple shopping, schooling and recreational facilities. The M4 Motorway access points are at Maidenhead Thicket or Reading. The M40 is accessible at High Wycombe via the Marlow bypass.

Furnishing

Unfurnished



living room



bed 1

Hamptons Henley Lettings

14 Hart Street

Henley RG9 2AU

Tel: 01491736000 - henleylettings@hamptons-int.com

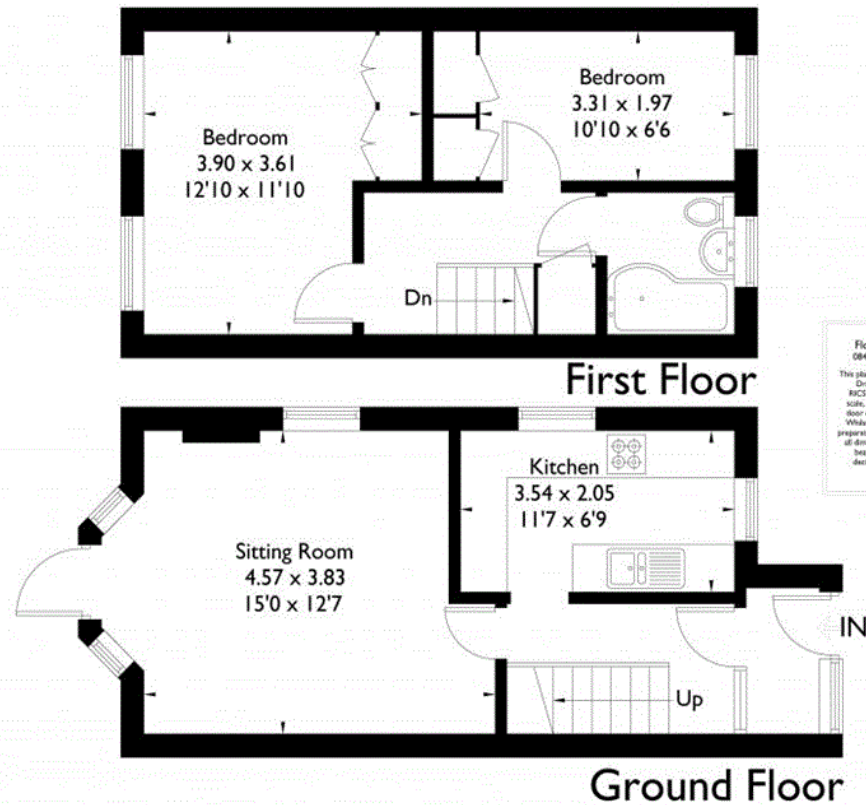
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Floorplan

Energy Performance Certificate (EPC)

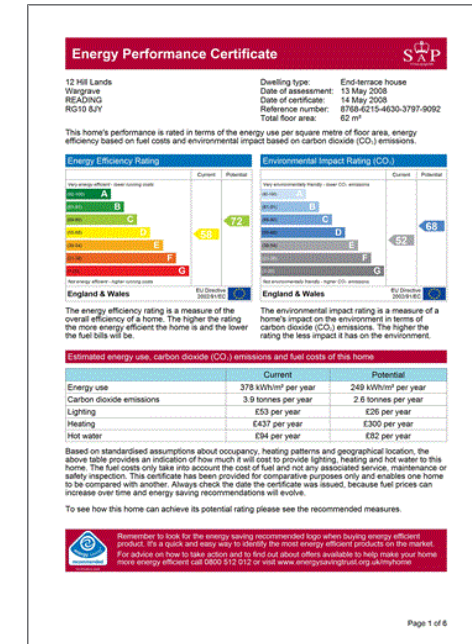
Hill Lands, Wargrave, Reading

Approximate Gross Internal Area
61.8 sq m / 665 sq ft



Floorplans © 2016
0845 6344060 Ref: 175134

This plan is for 'buyer guidance only'.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
While every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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