davis tate

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10 SPRING WALK, WARGRAVE, READING, BERKSHIRE, RG10 8DX



- Three Bedrooms
- Private Garden
- Village Location
- 0.6 Miles To Wargrave Station
- Open Plan Living Space
- Modern Interior

Offers in excess of £675,000 Freehold

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433

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PROPERTY DESCRIPTION

A well proportioned three bedroom family home set within a pretty cul de sac in the heart of Wargrave village. Enhanced by a generous rear extension, the property offers excellent living space along with an attractive east facing garden. EPC Rating C.

LOCAL INFORMATION

Wargrave is a charming village set on the banks of the river Thames just 3 miles from Henley-on-Thames and closer still to the local commuter hub of Twyford; there is mainline access to London from Twyford and Wargrave has its own branch line station. The highly regarded Piggott School (secondary) and Piggott Junior School are set in the village and there are also numerous clubs, such as the local tennis club, two marinas, rowing club and social clubs giving Wargrave a close community feel.









ACCOMMODATION

Step through the front door into a welcoming hallway, offering an immediate sense of space and flow. To your left sits a convenient WC, while to your right you're invited into a generous lounge featuring an impressive bay window that fills the room with natural light. This beautifully sized living space connects seamlessly to the heart of the home. The open plan kitchen and dining area spans the rear of the property and benefits from a thoughtful extension, creating an exceptional space for cooking, dining, and entertaining. The kitchen has been fully modernised with contemporary finishes and offers bi fold doors leading directly onto the garden, enhancing the indoor outdoor lifestyle. The entire ground floor flows effortlessly, making it ideal for both everyday living and hosting. Upstairs, the layout continues to impress. A well appointed family bathroom serves the floor, alongside a great sized double bedroom and a truly amazing master bedroom, both offering excellent proportions. Completing the first floor is a perfect office study room ideal for remote working, hobbies, or a quiet retreat. This home combines generous living spaces, modern upgrades, and a practical layout that works beautifully for a range of lifestyles.

OUTSIDE SPACE

The front garden is laid to lawn, creating an attractive and welcoming approach to the property. The garage is conveniently located in a nearby block, offering secure storage or parking.
To the rear, the home benefits from gated side access and a low maintenance patio garden, complemented by well kept flower and shrub borders that provide colour and interest throughout the seasons.





LOCAL AUTHORITY and SERVICES
Wokingham Borough Council, All mains connected, Council Tax E, EPC C



































CONVEYANCING

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MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

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LETTINGS and MANAGEMENT

Should you be interested in acquiring a Buy-to-Let investment, and would appreciate advice regarding the current rental market, possible yields, legislation for landlords and how to make a property safe and compliant for tenants, then Davis Tate will be pleased to provide you with additional, personalised support.

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Simplify, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a charge of £99 including VAT for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.

1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1195sq.ft. (111.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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