



### Victoria Road

Approximate Gross Internal Area 126.12 sq m / 1357.54 sq ft  
 Ground Floor Area 75.66 sq m / 814.39 sq ft  
 First Floor Area 35.84 sq m / 385.78 sq ft  
 Second Floor Area 14.62 sq m / 157.37 sq ft  
 Outbuilding Area 16.64 sq m / 179.11 sq ft  
 Total Area 142.76 sq m / 1536.65 sq ft

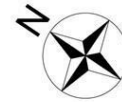


Illustration for identification purposes only,  
 measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Guide Price**  
**£835,000**

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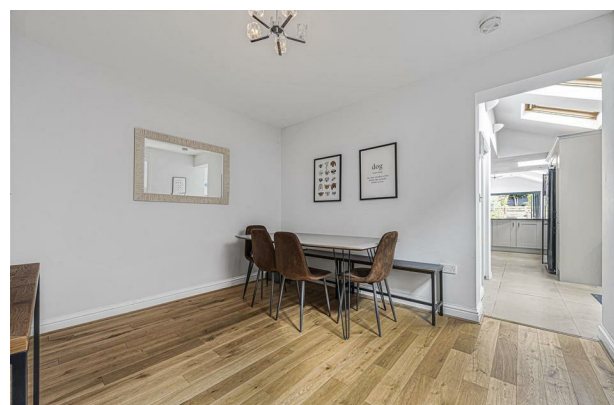
An attractive three bedroom Edwardian semi-detached home, finished to a high standard, in the desirable village of Wargrave.

- No onward chain
- Open plan kitchen/family room
- Dining room
- Sitting room
- Utility room and cloakroom
- 3 bedrooms
- Off road parking
- Garden room and store

Located in the desirable village of Wargrave

- Henley 4 miles
- Wargrave Station 0.5 miles
- Reading 7 miles
- London 40 miles
- M4 (J8/9) 7.5 miles
- Heathrow 21 miles





## 80 Victoria Road

This well presented Edwardian semi-detached property has been much improved to create a desirable family home. The accommodation is arranged over three floors. On the ground floor the property has been extended to create a bright and spacious kitchen/family room with underfloor heating, Velux windows, vaulted ceiling, and bi-fold doors leading to the garden. To the front of the property, there is a dining room and additional reception room with an open fire, plus a utility room and cloakroom.

On the first floor there are two bedrooms and the family bathroom, and on the second floor is a spacious third bedroom with vaulted ceiling and eaves storage.

## Outside

To the front of the property there is a brick driveway and side access to the rear. The landscaped rear garden has a delightful patio area and lawn with established planted borders.

At the end of the garden there is a versatile garden room with storage, currently used as an office, with electricity and a fast internet connection.

## Situation

The property can be found in the lovely historic village of Wargrave in Berkshire, along the Thames and Loddon rivers, with boating and marina facilities nearby as well as some wonderful walks and rides on the Thames Path and into the local hills surrounding the village.



The village provides many amenities with restaurants, pretty public houses, cafes and day-to-day shopping. Wargrave Station has a regular service and connects with the newly opened Elizabeth Line into central London. There are some excellent schools in the village with some renowned schools close by including The Piggott School, Reading Blue Coat School, The Dolphin School and Rupert House. The larger centres of Henley on Thames, Marlow, Sonning on Thames and Reading are all within easy reach. There is Golf at nearby Hennerton and Castle Royal which also has a private member's gym.

## Services

Mains services: Electricity / Water / Drainage / Gas central heating  
Full fibre broadband  
Council Tax: Wokingham District Council  
Band E  
EPC Rating: D

## Directions

Postcode: RG10 8AE What3Words:///supposing.shelf.woodstove

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911

Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*