



26 Skerritt Way, Purley On Thames, Reading, Berkshire, RG8 8DD
Guide Price £585,000 Freehold

sansome & george
Residential Sales & Lettings

- 5 Bedroom Detached House
- Close To Tilehurst Train Station
- Open Living/Dining Room
- Study
- Large established Garden

- Cul De Sac Location
- Driveway Parking For Two Cars, Single Garage And Carport
- Modern Kitchen and Utility Room
- Bathroom And Separate Shower Room
- Gas Central Heating and UPVC Double Glazing

Offered to the market is this highly sought-after link-detached home, ideally located in a popular and quiet cul-de-sac. The property enjoys excellent access to a wide range of local amenities. Tilehurst Train Station, with direct services to Reading, Newbury and London, is only a 10-minute walk away. There are also frequent bus services, several gyms, highly regarded schools, and a variety of shops including a Tesco supermarket, alongside cafes, restaurants and takeaways. Reading Town Centre, with its mainline train station, is around two miles to the east, while the M4 motorway is easily accessible within a ten-minute drive.

The property has been lovingly maintained and thoughtfully updated by the current owners, offering approximately 1,800 square feet of well-proportioned and stylish living space. On the ground floor, a welcoming entrance hall provides access to a cloakroom, a spacious dual-aspect living and dining room, and a modern fitted kitchen. The living room features a large front-facing window, while the dining area benefits from double doors opening out to the garden. The contemporary kitchen, filled with natural light, includes a full range of integrated appliances and leads into a generous utility room located behind the garage. The garage is fitted with an electric door and provides further versatility.

Upstairs, the first floor offers Three separate bedrooms and study space, all served by a well-appointed family bathroom with a rear aspect. A staircase from the landing leads to a converted loft space, which has been cleverly adapted to include two additional bedrooms with Velux windows and a separate shower room, making it ideal for growing families or working from home.

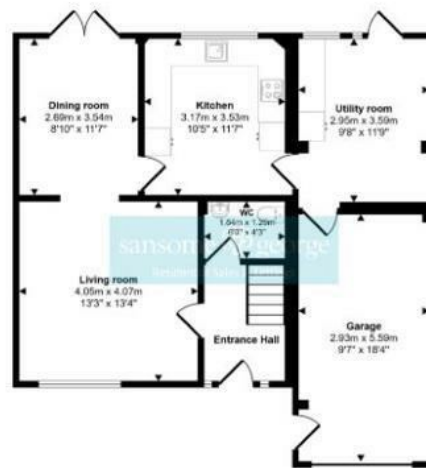
Externally, the property boasts a superb south-facing garden, which is both private and well established. A large patio area spans the rear of the house, and a gated carport provides convenient access to the front. The garden itself features a mix of lawned areas, mature trees and shrubs, and includes a substantial outbuilding equipped with power and lighting—perfect for use as a workshop or garden office.

For more information on this beautiful home or to arrange a viewing appointment, please contact Sansome & George Estate Agents at your earliest convenience.

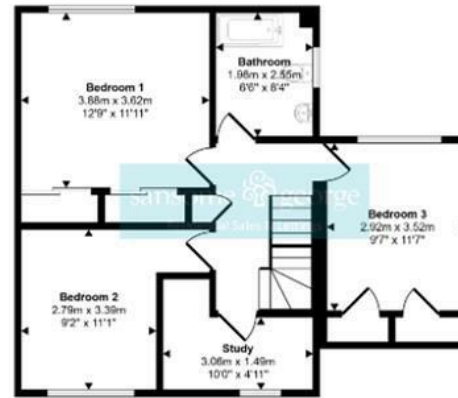
West Berkshire Council - Band E

Personal interest: The vendor of this property is related to an employee of Sansome & George Residential Sales LTD.

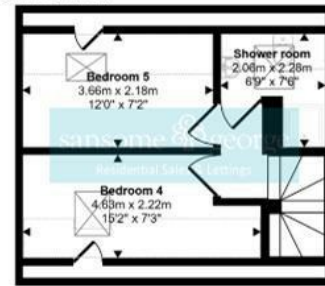




Ground Floor
Approx 77 sq m / 829 sq ft



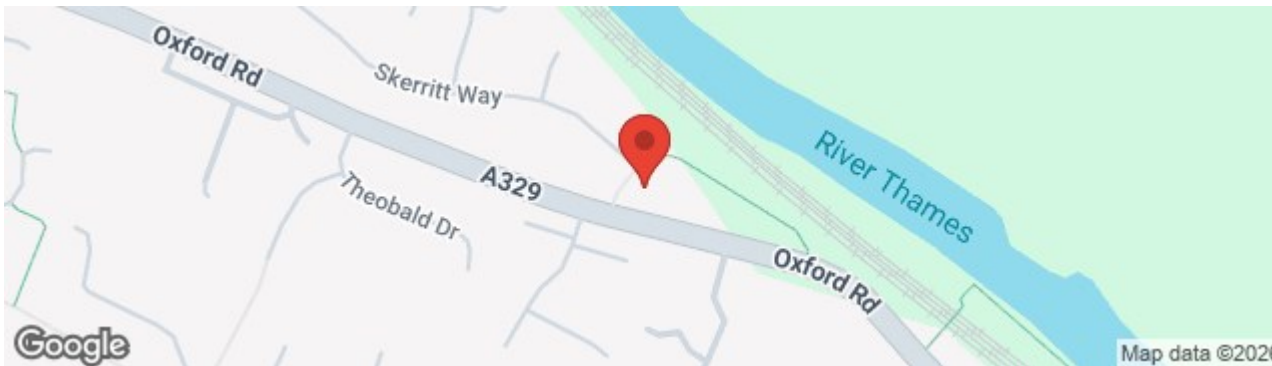
First Floor
Approx 61 sq m / 654 sq ft



Second Floor
Approx 31 sq m / 329 sq ft



Outbuilding
Approx 18 sq m / 194 sq ft

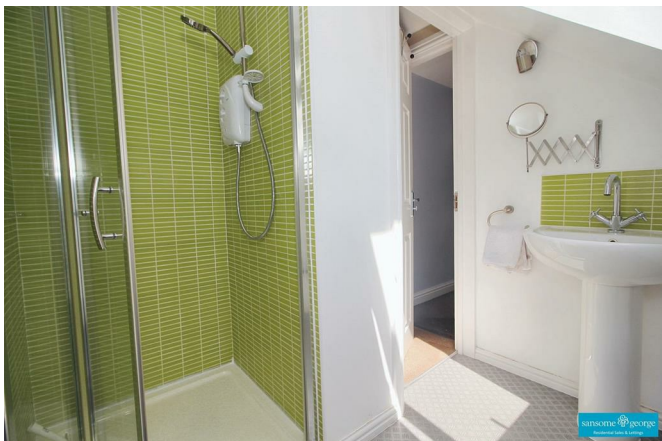


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	60	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com