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**3 River Gardens, Purley On Thames, Reading, RG8 8BX**  
**Guide Price £500,000 Freehold**

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Residential Sales & Lettings

- Detached Bungalow With Garage
- No 'Onward Chain' Complications
- In Need Of Renovation Throughout
- 14' Living Room, separate Kitchen
- 3 Piece Bathroom

- Exciting Re-development Opportunity (Subject To Necessary Permissions)
- River Thames Frontage With Mooring Rights
- Sizable Plot - Large Established Rear Garden
- 2 Bedrooms, Both in Excess Of 11'
- Gas Fired Central Heating (n/t) and UPVC double glazing

Situated on an idyllic established plot next to open meadows and opposite the River Thames, this unique two bedroom detached bungalow is presented to the market with the added advantage of no 'onward chain'. Enjoying a private river mooring, there is also access to the picturesque Mapledurham lock nearby with glorious surrounding Thameside scenery, including the southern tip of the Chiltern Hills. Purley-on-Thames is located just north-west of the leading commercial centre of Reading, situated on the south side of the river and on the edge of an 'Area of Outstanding Natural Beauty'. The local bus service and main line station for connections to Reading and London (Paddington) are easily accessible, with a good range of neighbourhood shopping in nearby Pangbourne and Tilehurst. The area provides a wide range of both riverside and country walks and there is a good selection of both state and private schools within the vicinity.

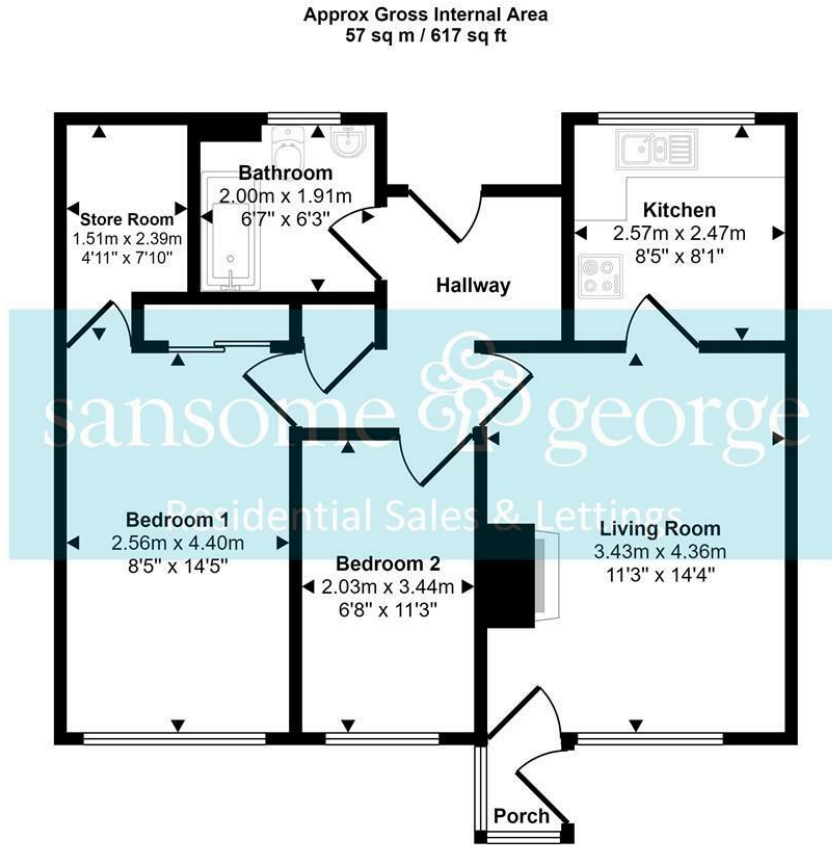
Accommodation comprises of entrance porch, front aspect living room over looking the river with feature bow window, rear aspect kitchen/breakfast room, fitted shower room, two double bedrooms with bedroom 1 having the added advantage of a walk in wardrobe space, while bedroom 2 also has a built in wardrobe. Other general notable points include include gas radiator central heating (n/t) and UPVC double glazing.

The outside offers a fully enclosed and private rear garden, mainly laid to lawn with various shrubs/plants, patio area, very wide side access leading to the front of home where the driveway provides parking, and access to a single garage.

Exciting opportunities in such a premium location are not often available to the open market. Please contact Sansome & George Estate Agents to discuss this property in more detail or to schedule a viewing appointment at your earliest convenience.

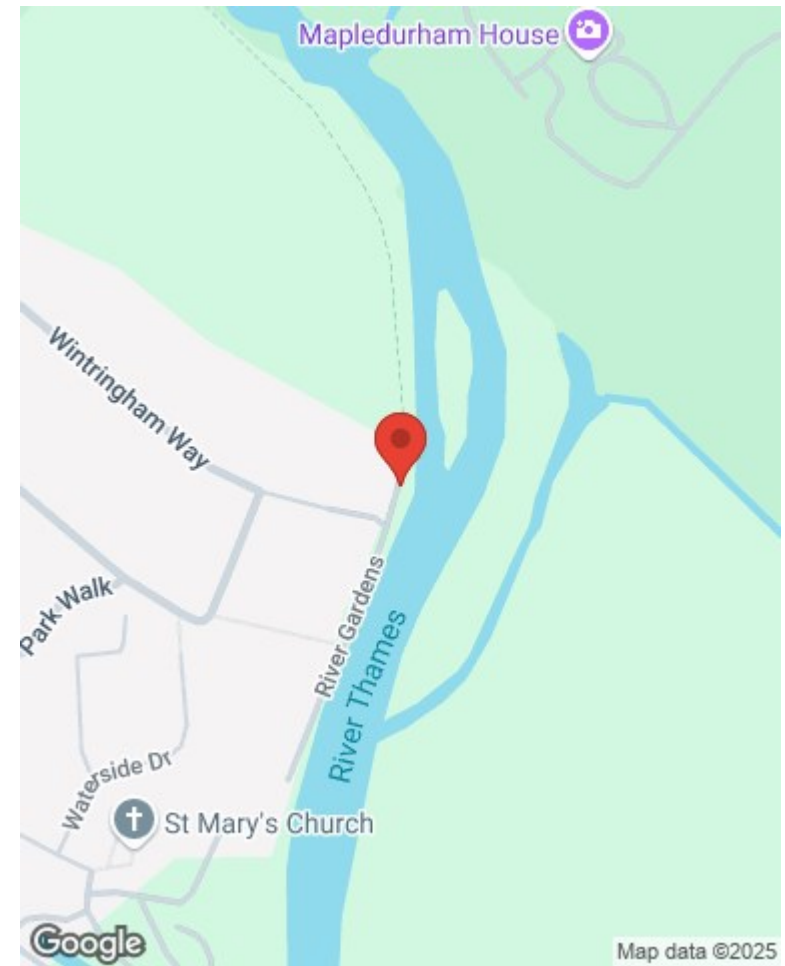
West Berkshire Council - Band E





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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>			
(55-68) <b>D</b>			
(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	61	80

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

Misrepresentation and Misdescriptions Acts

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