

70 Glebe Road, Purley On Thames, Reading, RG8 8DP
£375,000 Freehold

sansome george
Residential Sales & Lettings

- Charming Semi Detached Cottage
- 165' (50m) Rear Garden
- Entrance Hall With Staircase
- Shaker Style Kitchen With Integrated Applicanes & Larder
- First Floor Bathroom Plus Ground Floor W/C
- No 'Onward Chain' Complications
- Elevated Rear Aspect Views Over Countryside
- Dual Aspect Dining Room Open Plan to Kitchen
- 2 Double Bedrooms
- Fantastic Opportunity For Extension (stpp)



This charming semi detached cottage is offered to the market with the added advantage of no ‘onward chain’, and boasts elevated far reaching countryside views to the rear aspect over the 165' (50m) rear garden, hence must be seen to be truly appreciated. This characterful home is ready to move into and enjoyed as it is, to personalise to taste, and also offers great opportunity for a fantastic extension (subject to necessary consents) with many neighbouring properties having already done so taking full advantage of the generous gardens and amazing views.



This lovely home makes an appealing first impression and meets that expectation. The ground floor accommodation flows well from the welcoming central entrance hall which opens to the dining room, has stairs rising to the landing, and a door leading to the front aspect lounge. Slate effect laminate flooring continues from the entrance hall into the dual aspect dining room with an original feature brick built open fireplace, and continues through to the kitchen. Spanning a majority of the rear of the property, with two windows overlooking the garden, the ’shaker’ style kitchen is well appointed to include integrated oven, hob, dishwasher and washer/dryer, has an ideal recess under the stairs for a fridge/freezer, and also has the original built in larder/pantry. There is a door returning to the lounge, and another opening to a small lobby with the back door leading to the rear garden, and a second door opening to a handy cloakroom. The front aspect lounge also features an open fireplace, a built in storage cupboard, and provides a separate versatile and cosy space. On the first floor, the well proportioned accommodation continues comprising of a generous main bedroom with front and rear aspect windows, a front aspect second double bedroom, and a roomy bathroom with rear aspect window and a white suite to include shower over bath. Both bedrooms have original picture rails and built in storage cupboards, with all rooms accessed individually from the central landing, also with a rear aspect window (further enhancing to access and ease for a potential extension). Other general notable points include UPVC double glazing throughout and mains gas fired central heating to radiators via a 'combi' boiler located in the kitchen.

The larger than average rear garden is another outstanding feature. Measuring approximately 165' (50m) in length by 25' (7.7m) in width, with a gradual slope down from the top to the bottom where the rear boundary meets a mature tree line on the embankment sloping down to the (electric) railway line below. Having been previously partitioned, the total overall garden is being reinstated. The majority of the garden is currently mainly grass with some established hedging/shrubs with a garden shed sitting on an oversized hard standing near the 4 steps leading up to the back door. The garden is another opportunity to further enhance a redeeming feature to the property with plenty of space for landscaping and garden structures and buildings.

Please contact Sansome & George for more information or to schedule a viewing appointment.

West Berkshire Council - Band D







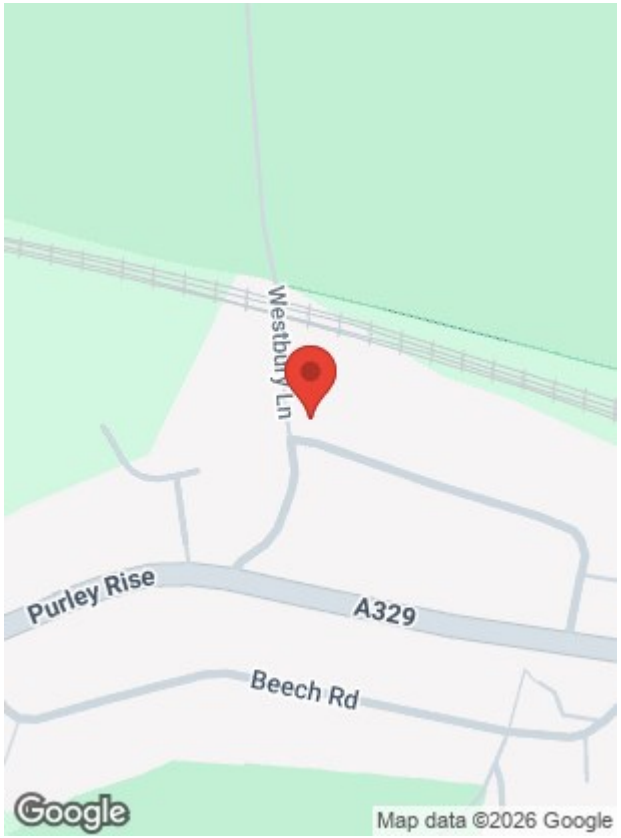
Approx Gross Internal Area
81 sq m / 876 sq ft



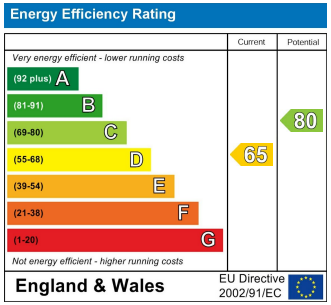
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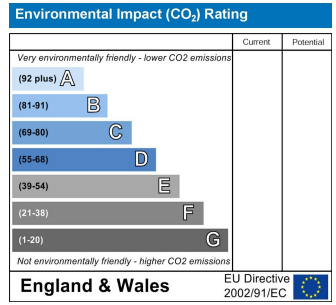
Ground Floor
Approx 41 sq m / 440 sq ft

First Floor
Approx 40 sq m / 435 sq ft



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.





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