



3 Church Mews, Purley On Thames, Reading, Berkshire, RG8 8AG
Guide Price £385,000 Freehold

sansome & george
Residential Sales & Lettings

- Extended Semi Detached House
- Entrance Hall
- 24' Kitchen/Breakfast Room
- 3 'well proportioned' Bedrooms
- 52' Westerly aspect Rear Garden
- Desirable cul-de-sac location
- 16'4" x 13'10" L-shaped Living Room
- Utility Room and Cloakroom
- Fully tiled 3 piece Bathroom
- Single integral Garage plus Driveway Parking

Situated in a cul-de-sac in the popular village of Purley-on-Thames, this extended Semi Detached Home is within minutes walk of a beautiful stretch of the River Thames and miles of open countryside. Positioned between the suburb of Tilehurst on the western fringes of Reading and the Thames side market town of Pangbourne, the property is within minutes walk of local convenience store, regular Bus service, local Primary School and 1.5 miles from Tilehurst Train Station linking Reading Mainline, Paddington, Oxford and Didcot.

Presented in superb condition throughout, the property is approached via open frontage with gravel area and hard standing providing parking for 2 vehicles and access to Garage. The Front Door with canopy over opens to a useful Entrance Hall with door to an L-shaped Living Room with front aspect window and stairs rising to the First Floor with a tucked away desk area under. A door from the Living Room leads to a generous 24' Kitchen/Breakfast Room spanning the rear of the property with French Doors to Garden. The Kitchen area is well appointed with ample storage, granite work tops, range cooker, integrated fridge and plumbing for dishwasher. From the Breakfast/Dining Area doors open to single integral Garage with light and power and separate Utility Room which in turn leads to a handy Cloakroom. On the First Floor, the Landing services 3 'well proportioned' Bedrooms and a modern fully tiled Bathroom with heated towel rail and white suite including Shower over Bath with glazed shower screen. Both Bedrooms 1 and 2 feature built in wardrobes. To the rear of the property, the westerly aspect garden measures 54' in length by 26' in width and is enclosed by wooden fencing. A decked seating area adjoins lawn, gravel and artificial grass area with flower/shrub beds, established tree and timber built Garden Shed. This desirable home is further complemented by UPVC double glazing and gas fired central heating to radiators via 'combi' boiler located in the Garage.

To discuss this sought after property in more detail or to schedule a viewing appointment, please contact Sansome & George Estate Agents

West Berkshire Council - Band D



Ground Floor

Approx. 58.5 sq. metres (630.1 sq. feet)

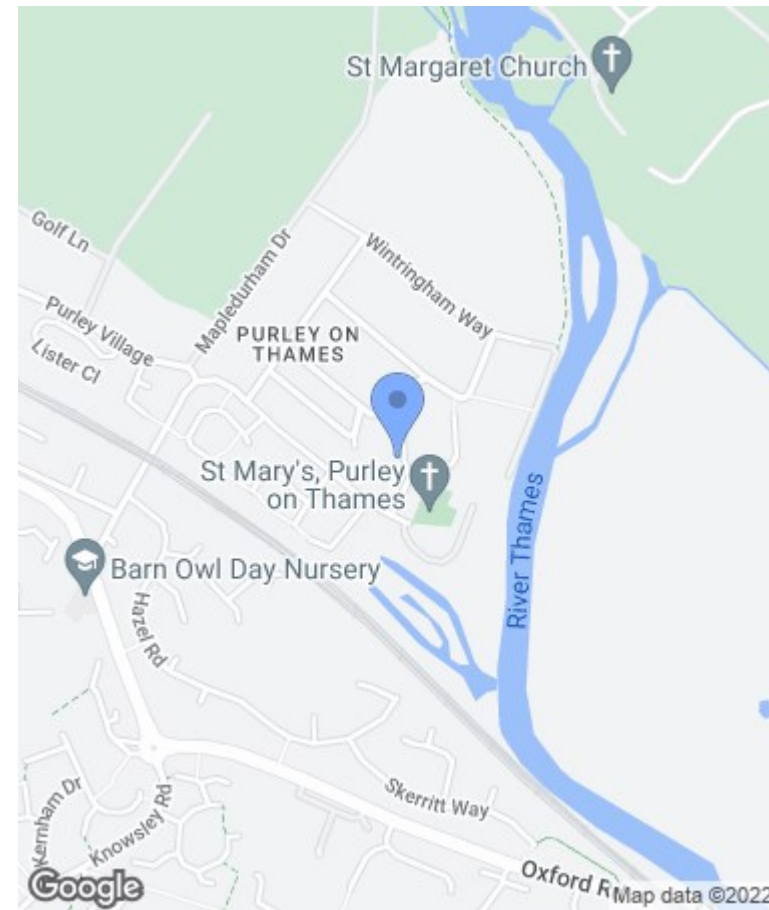


First Floor

Approx. 36.8 sq. metres (396.2 sq. feet)



Total area: approx. 95.3 sq. metres (1026.3 sq. feet)



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	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC

Misrepresentation and Misdescriptions Acts

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84 School Road, Tilehurst
Reading RG31 5AW
0118 942 1500
sansome-george.com



