



**2 Bryant Place, Purley-on-Thames, Reading, Berkshire, RG8 8ET**  
**Guide Price £325,000 Freehold**

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Residential Sales & Lettings

- 'Bryant' built modern Cottage
- Desirable and convenient location
- Allocated Parking for 3 vehicles
- Modern re-fitted Kitchen with integrated appliances
- 2 Bedroom both in excess of 11'
- Cul-de-sac Courtyard setting
- Beautifully presented throughout
- Landscaped low maintenance Rear Garden
- 15' Living Room with door to Garden
- Re-fitted contemporary Shower Room

This modern Cottage is ideally situated in a desirable cul-de-sac courtyard setting, forming part of an elevated and established leafy development within the desirable upper part of Purley-on-Thames between the suburb of Tilehurst and the riverside town of Pangbourne with easy access to local amenities to include Train Stations, regular Bus Services, Shops and miles of open countryside and a beautiful stretch of The River Thames.

Having tastefully and comprehensively updated and beautifully maintained throughout, this stylish home is approached via steps up to Front Door opening to Entrance Hall with stairs rising to the First Floor and doors to a front aspect re-fitted contemporary Kitchen with integrated appliances, and a 15' x 12' rear aspect Living Room with door to a charming landscaped low maintenance Rear Garden with Paved Patio, planted raised beds and steps rising to a further Patio with Summer House/Shed. On the First Floor, the Landing services 2 Bedrooms each with fitted storage and a stylish rear aspect re-fitted Shower Room with heated towel rail, vanity unit with bowl basin and large walk-in Shower. The property is further complemented by UPVC double glazing throughout, gas fired central heating to radiators and boasts 3 allocated Parking spaces in the courtyard to the front.

Properties in the area are highly sought after and this fantastic 'turn key' example must be seen to be truly appreciated. For more information or to arrange a viewing appointment at your earliest convenience, please contact Sansome & George Estate Agents.



### Ground Floor

Approx. 27.3 sq. metres (293.9 sq. feet)

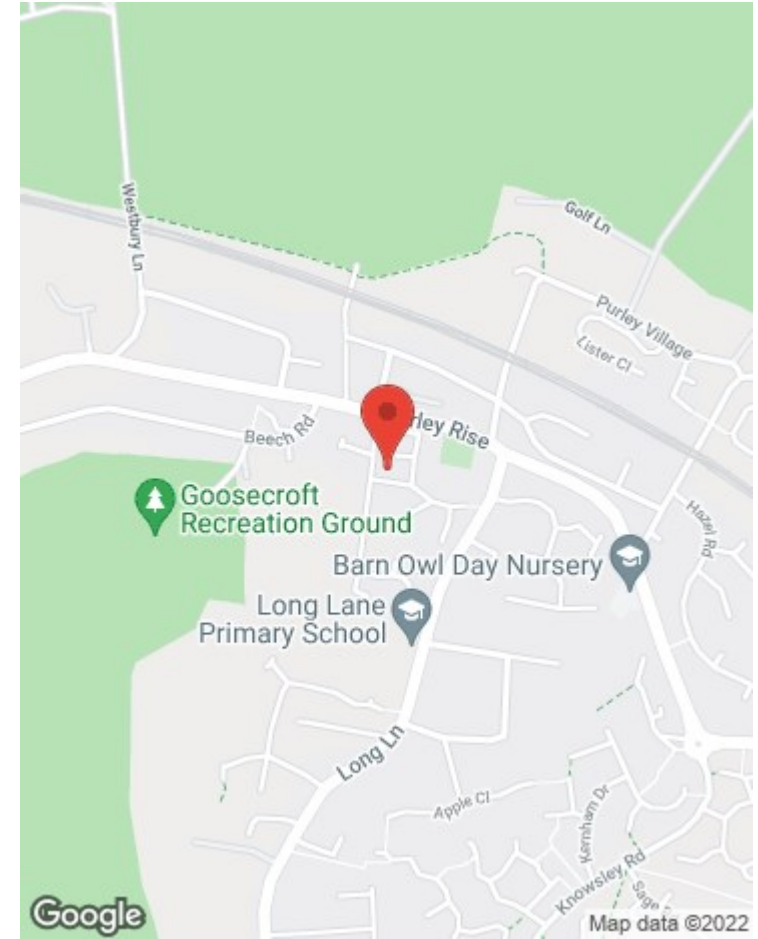


### First Floor

Approx. 27.3 sq. metres (293.9 sq. feet)



Total area: approx. 54.6 sq. metres (587.8 sq. feet)



| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|-----------|-----------|
| Very energy efficient - lower running costs |  |           |           |
| (92 plus) <b>A</b>                          |  |           | <b>90</b> |
| (81-91) <b>B</b>                            |  | <b>73</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 |  |           |           |

| 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 |  |         |           |

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