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Colyton Way, Purley On Thames,
Reading

£500,000

This extremely well presented & extended detached home is located within easy walking distance of Thameside walks to Pangbourne, Whitchurch and Reading. Tilehurst train station, local shops, schools and bus routes into Reading are all also close at hand.

The versatile ground floor accommodation comprises an entrance hall, impressive open plan style living room/kitchen with cosy under floor heating, bedroom 3/study and delightful modern bathroom suite with a feature walk-in shower cubicle. There is also a useful basement utility cupboard. On the first floor are two bedrooms, both with ample eves storage and vaulted ceilings with an equally impressive shower room servicing the two bedrooms.

In the well tended 65ft rear garden is a large timber outbuilding/workshop/entertainment cabin with other storage areas also. To the front is driveway parking. Other features include gas radiator heating (boiler fitted 2022) and the property was re-wired, also in 2022.



Kitchen/living room
This very impressive part of the home is very modern but also has a cosy feel which is enhanced with under floor heating.

Bathroom & shower room
Both the ground floor bathroom and first floor shower room are very eye catching and valued areas of this property.



- Impressive 2/3 bedroom detached home
- Modern ground floor bathroom and first floor shower room
- Impressive kitchen/living room with under floor heating
- Useful large timber outbuilding/studio/office/play area
- Driveway parking for 2/3 cars
- Study/bedroom 3



Council tax band D
West Berkshire





Outside building/Cabin

This very useful building offers a range of possible uses such as an office/studio/play area.

Additional information:

Parking

There is off road parking available at the property

Part B

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Part C

Flooding

We understand the surface water flood risk summary for the area around the property is considered medium however, this information is not specific to a property For further information please check the gov.uk website "long term flood risk". The risk from Rivers flooding is considered High. The vendor has made us aware that in 2024 the garden & driveway was subject to flooding.

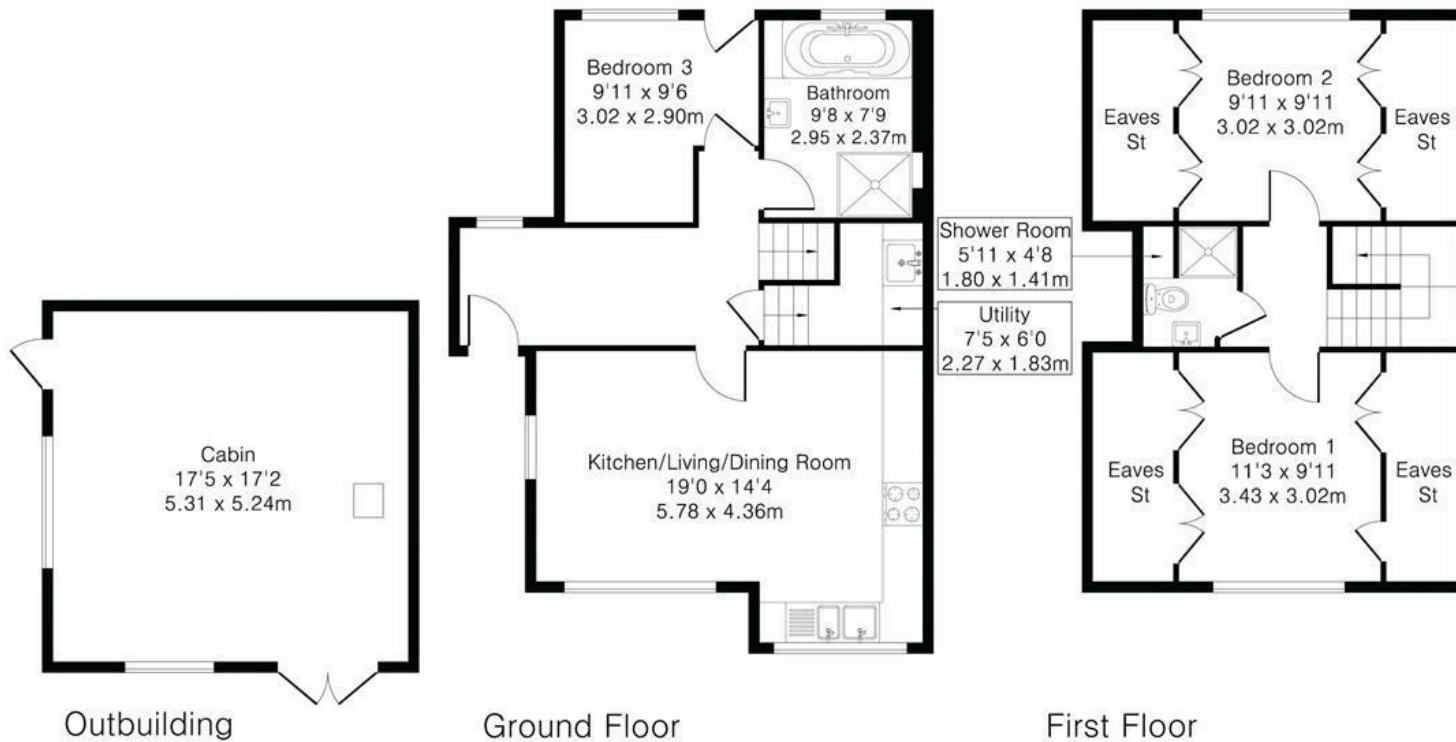


Approximate Gross Internal Area 1157 sq ft – 107 sq m

Ground Floor Area 553 sq ft – 51 sq m

First Floor Area 305 sq ft – 28 sq m

Outbuilding Area 299 sq ft – 28 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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