



**Farm Close, Purley On Thames, Reading RG8 8BA**



**welcome to**

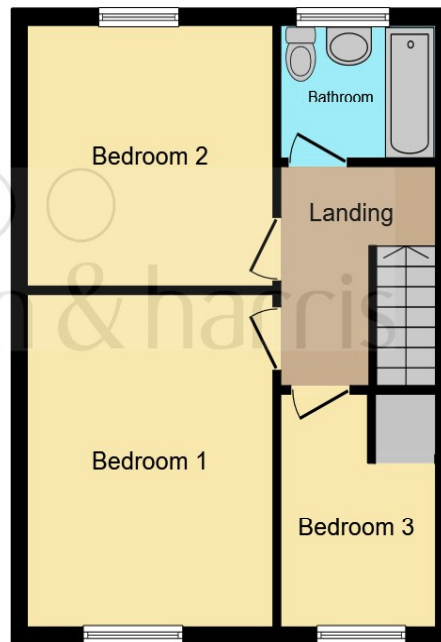
## **Farm Close, Purley On Thames Reading**

Allen and Harris are delighted to offer to the market this three bedroom, extended semi-detached family home situated in a small cul-de-sac and conveniently located only 1.3 miles to Tilehurst train station and overlooks open farmland to the rear leading to the river Thames. The property offers a good size family accommodation with a brand-new open plan kitchen dining room, living room with feature wall to wall built in TV stand and bookshelves, decent sized entrance hall and cloakroom and is further complimented with a 15ft sunroom with doors to rear garden. To the first floor is two good sized double bedrooms and a third single bedroom, re-fitted bathroom. Outside to the front is a lawned garden with driveway parking for 2-3 vehicles, garage, and a mainly laid to lawn rear garden.

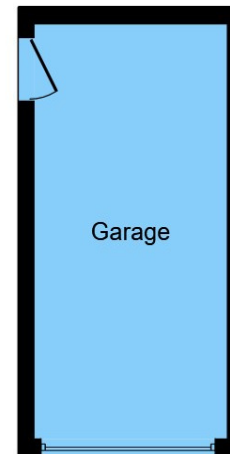




**Ground Floor**



**First Floor**



**Garage**

**Entrance Hall**

**Cloakroom**

**Living Room**

13' 7" x 9' 7" ( 4.14m x 2.92m )

**Open Plan Kitchen Dining Room**

18' 3" x 10' 10" max narrowing to 7' 9" ( 5.56m x 3.30m max narrowing to 2.36m )

**Sunroom**

15' 8" x 9' 4" ( 4.78m x 2.84m )

**Landing**

**Bedroom**

13' 9" x 10' 10" ( 4.19m x 3.30m )

**Bedroom**

10' 10" x 10' 9" ( 3.30m x 3.28m )

**Bedroom**

9' 7" max narrowing to 7' " x 6' 10" ( 2.92m max narrowing to 2.13m x 2.08m )

**Bathroom**

**Garage**

**Driveway Parking**

**Rear Garden**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Farm Close, Purley On Thames Reading

- Tilehurst Train Station 1.3 miles
- Re-Fitted Open Plan Kitchen/Dining Room
- Three Good Sized Bedrooms
- Overlooking Farmland to the Rear
- Ample Driveway Parking and Garage

Tenure: Freehold EPC Rating: C

offers in excess of

**£465,000**

Purley stretches from the hills to the meadows of the Thames; situated 2 miles from Pangbourne village bordered by the North Wessex Downs an Area of Outstanding Natural Beauty (AONB). Purley a village community, with a monthly farmers market has a Post Office/general store shop.

The property itself is set in a popular residential area overlooking fields and Purley Meadows and Mapledurham Lock and lies within the catchment area of Purley C of E primary school. Purley has a thriving and active community with two shops, a general store/Post office. The nearby village of Pangbourne offers a wealth of shops, restaurants, pubs and other amenities.

Agents note: the owner has sold a Sliver of the rear garden to the neighbour.



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WLF104842](https://allenandharris.co.uk/Property/WLF104842)



Property Ref:  
WLF104842 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**01491 835135**



[wallingford@allenandharris.co.uk](mailto:wallingford@allenandharris.co.uk)



6 St. Marys Street, WALLINGFORD, Oxfordshire,  
OX10 0EL



**[allenandharris.co.uk](https://allenandharris.co.uk)**