

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**PRIMROSE CLOSE, PURLEY
READING, RG8 8DG
£355,000**

A pleasant three bedroom end town house peacefully situated in a cul-de-sac with garage, occupying an 80ft garden in a sought after location just a mile or so from Tilehurst station, near to the River Thames and Pangbourne. No chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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ENTRANCE

Covered entrance porch and double glazed front door to

ENTRANCE HALL

With radiator, staircase to first floor and door to

LIVING/DINING ROOM

Spacious and naturally segregated for living and dining areas, dual aspect with twin front double glazed windows, radiator and archway through to dining area with rear double glazed sliding patio doors to conservatory, radiator

**FITTED KITCHEN**

Fitted comprising single drainer stainless steel sink unit with cupboards under, further range of both floor standing and wall mounted eye level units with roll edged work surfaces and tiled surrounds, inset four ring gas hob with integrated oven below, plumbing for washing machine, further appliance space, wall mounted gas boiler, tiled floor and surrounds and understairs storage area with further appliance space for fridge/freezer

**CONSERVATORY**

Useful rear addition brick based construction with double glazed windows and central double glazed French doors to decking area and garden, with radiator, power and light

**STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING**

With access to loft space above, airing cupboard housing foam dipped hot water tank with slatted shelving above

BEDROOM ONE

With front aspect double glazed window, radiator



BEDROOM TWO

With rear aspect double glazed window, encased radiator

**BEDROOM THREE**

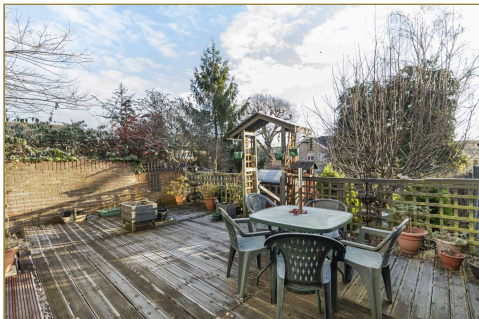
With front aspect double glazed window, radiator, built in overstairs cupboard

**BATHROOM (SHOWER ROOM)**

Consisting of walk in wet room style shower with seating, wash hand basin, W.C., with tiled surrounds, encased radiator, rear aspect obscure double glazed window, extractor fan

**REAR GARDEN**

At the rear of the property are extensive gardens with large full width decking area adjacent to the conservatory, with side access front to rear via wrought iron gate. Mixture of brick retained wall, timber and trellis fenced enclosure, with gateway and steps leading to central patio area with timber shed and further steps to lawned garden area with raised rockery and pea shingled beds with various shrubs and large timber storage shed. Mature evergreen trees to the rear providing excellent screening and seclusion, in all the gardens extend approximately 80ft and are fully enclosed by a mixture of timber fencing and brick retained wall





FRONT GARDEN

The front of the property is entered via a concrete pathway with open lawned garden area with centralised evergreen tree



GARAGE

There is a garage in block nearby and parking area



DIRECTIONS

Leave Reading via the Oxford Road heading west for approximately 3 miles, continuing to Purley, turning right into New Hill over the bridge bearing right into St Mary's Avenue and right into Primrose Close

TENURE

Freehold

SCHOOL CATCHMENT

Purley Church of England Infant School
Long Lane Primary School
St Pauls Catholic Primary School
Westwood Farm Infants and Primary School
Denefield Secondary School

COUNCIL TAX

Band C

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

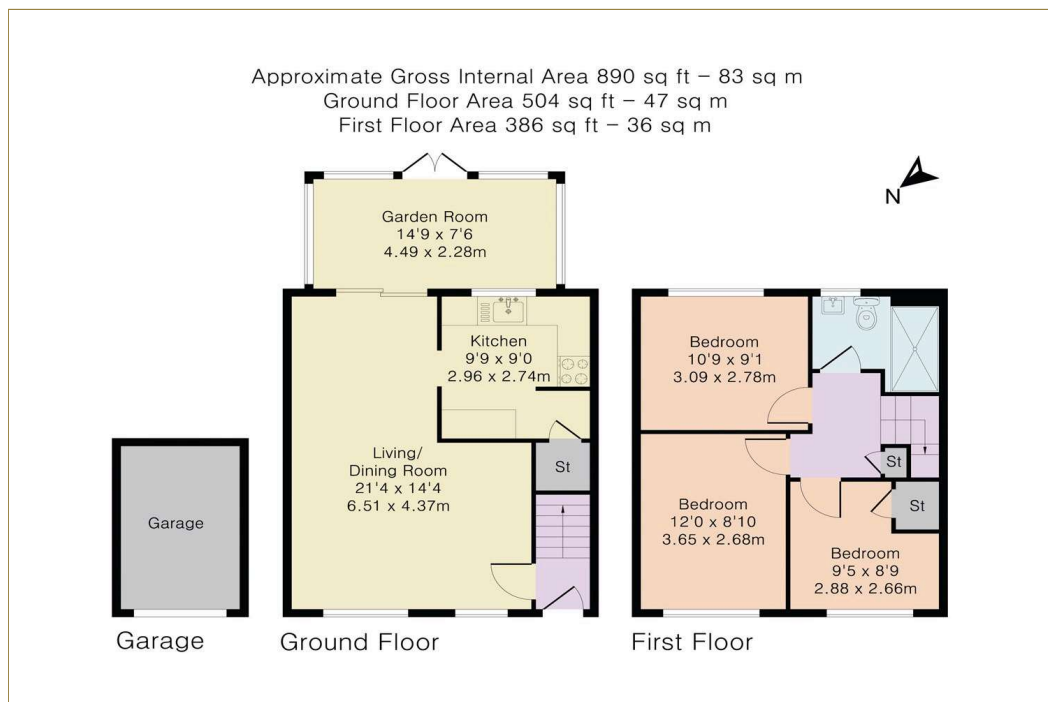
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating C

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2936-1390-2894-4381>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

