

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



WINTRINGHAM WAY, PURLEY ON THAMES READING, RG8 8BH

£650,000

Set in the popular village of Purley-On-Thames, stands this well presented four bedroom detached family home. The property is a 3 minute walk to the River Thames pathway and 5 minute drive from Tilehurst train station. Offering sizeable accommodation of approx. 1600sqft including a 21ft sitting/dining room, 17ft kitchen and a 19ft main bedroom with ensuite, it also offers beautiful views over agricultural land at the rear. Large garage and cellar

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

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ENTRANCE HALL

Stairs leading to first floor, understairs cloaks area, door to



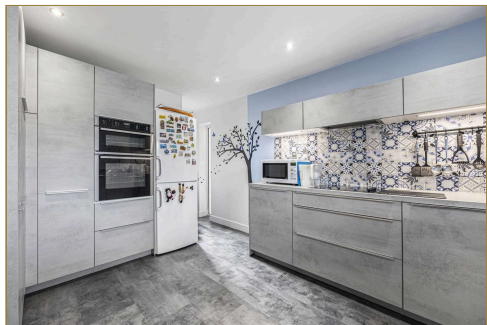
CLOAKROOM/UTILITY ROOM

Comprising W.C., with plumbing for washing machine



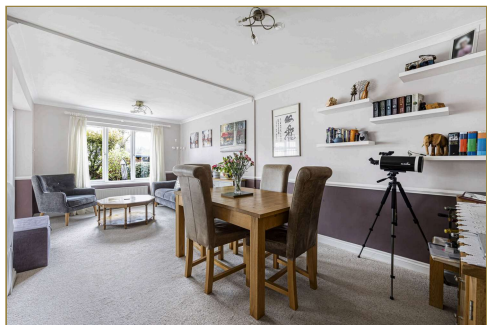
KITCHEN

Modern refitted kitchen with in double oven, dishwasher



LIVING/DINING ROOM

A large 21.1ft living/dining room, with access onto the conservatory and views over the rear garden





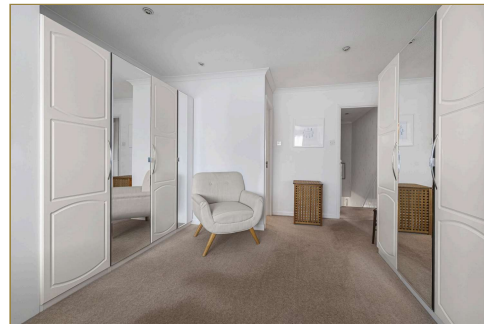
CONSERVATORY

Lovely 13ft conservatory with steps out onto the beautifully presented mature garden



BEDROOM ONE

19.5 ft master bedroom and dressing area, with views over the garden and surrounding fields



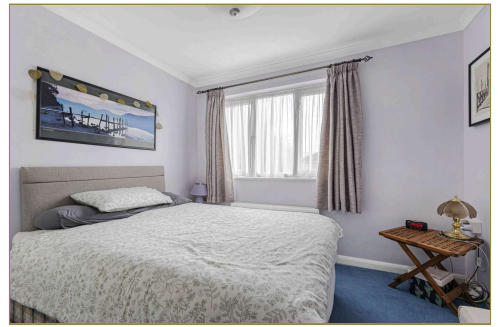
ENSUITE SHOWER ROOM

Ensuite bathroom with shower cubical



BEDROOM TWO

Good size double 15ft bedroom, with built in wardrobe



BEDROOM THREE

Bedroom to the front of the home with built in wardrobe



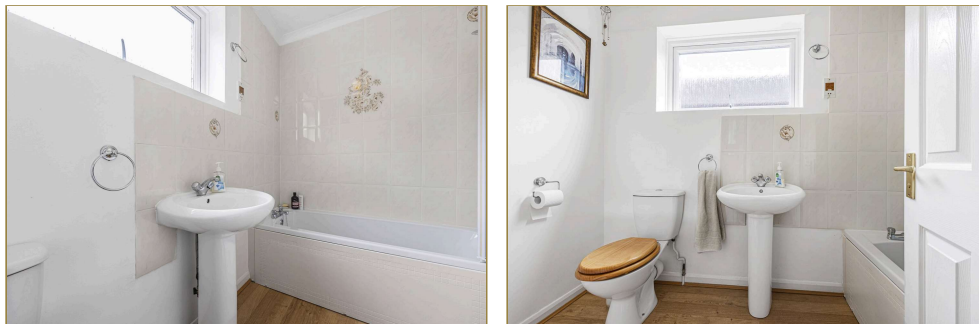
BEDROOM FOUR

Currently being used as a study with built in desk



BATHROOM

Three piece suite comprising bath, wash hand basin and W.C.



REAR GARDEN

Beautifully presented south west facing rear garden with views over agricultural land



TENURE

Freehold

COUNCIL TAX

Band E

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

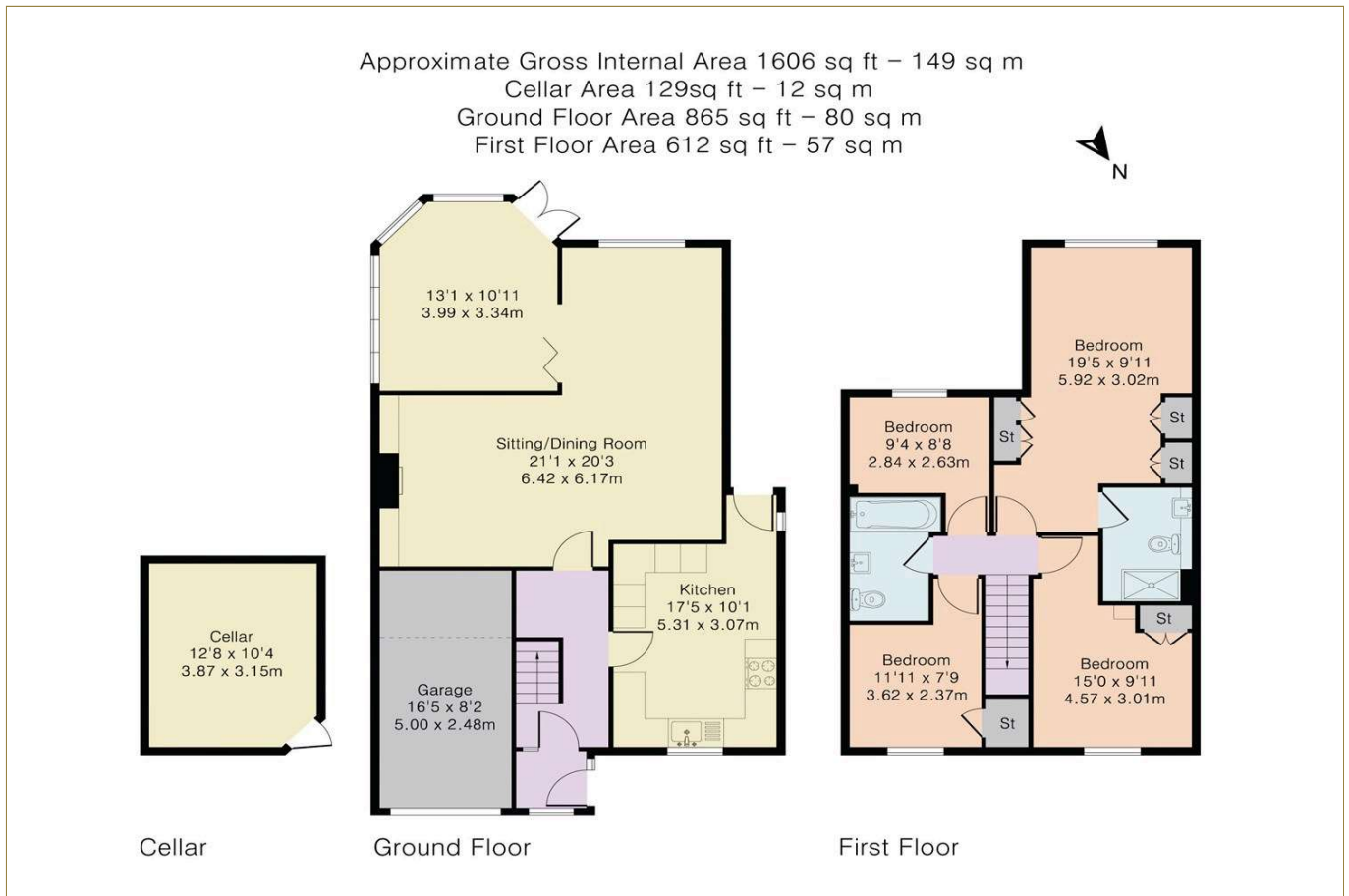
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating D

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/0330-2005-9340-2704-8611>

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

