



sansome  george

Copperfields, Nursery Gardens Purley On Thames, Berkshire, RG8 8AS
£650,000 Freehold

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Residential Sales & Lettings

- 4 Bedroom Detached Home
- L Shaped Lounge Diner
- En Suite Shower & Dressing Room
- Front, Rear & Side Gardens
- Gas Radiator Central Heating

- Ground Floor WC
- Family Room & Kitchen
- Tandem Length Garage & Ample Driveway Parking
- UPVC Double Glazed Windows
- No Onward Chain

An opportunity to acquire a deceptively spacious detached home located in an elevated non - estate position within the favoured village of Purley on Thames. Miles of open countryside in nearby Sulham ,with Pangbourne village hosting a wealth of amenities and a choice of reputable schools are all situated close by. Waitrose Supermarket, Tilehurst railway station with regular links to Central London and riverside walks are also easily accessible.

Accommodation comprises entrance hall, ground floor WC, L shaped lounge/diner, family room leading to a curved shaped sun room and a kitchen. The first floor offers a family bathroom, four well proportioned bedrooms featuring an en suite shower and a walk in wardrobe/ dressing room to bedroom one.

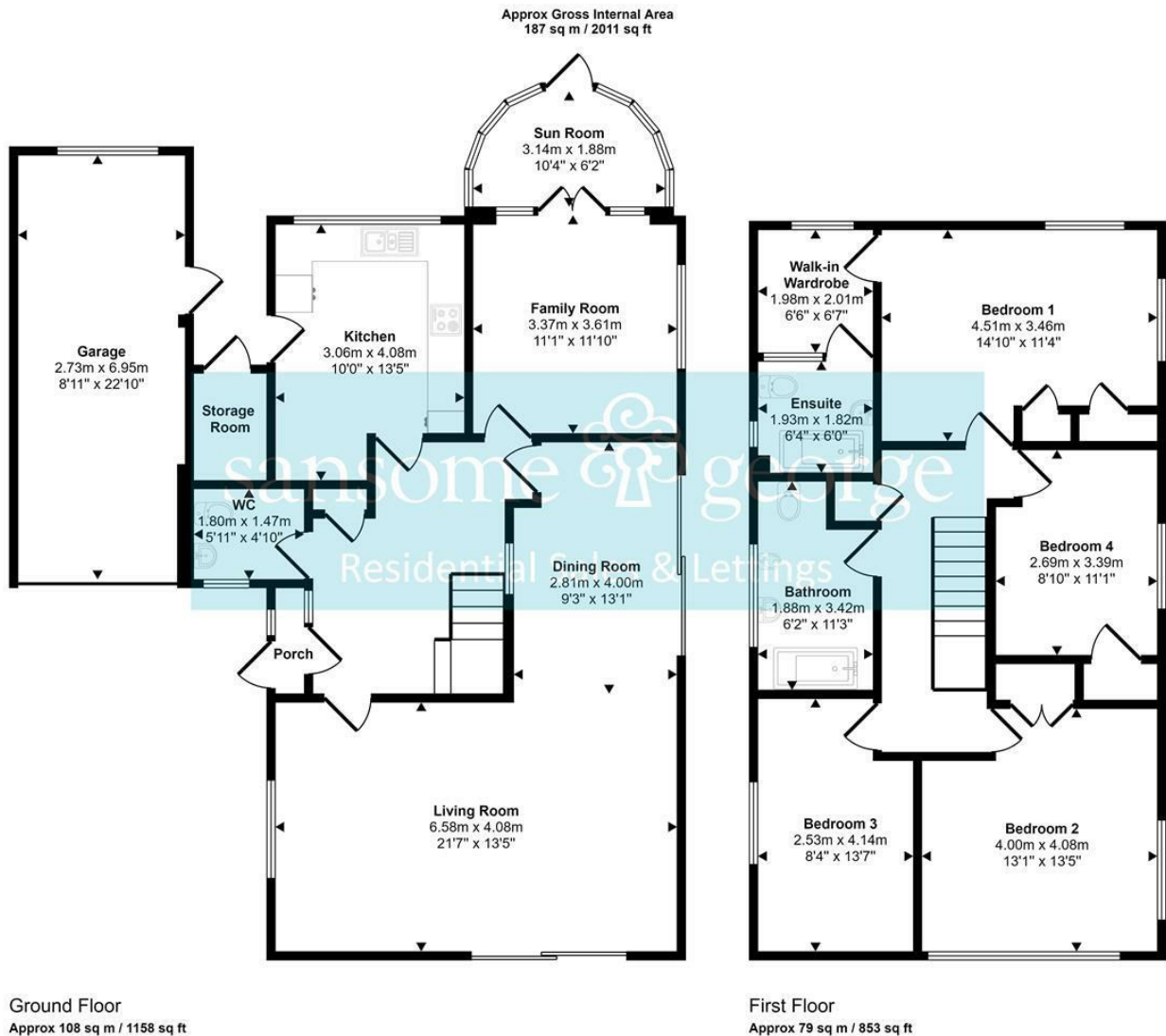
The exterior offers ample driveway parking, generous sized attached tandem length garage leading to a good sized secluded rear garden which benefits from a side section leading to a front garden area.

The property is in need of renovation throughout and is offered for sale with the added advantage of no onward chain.

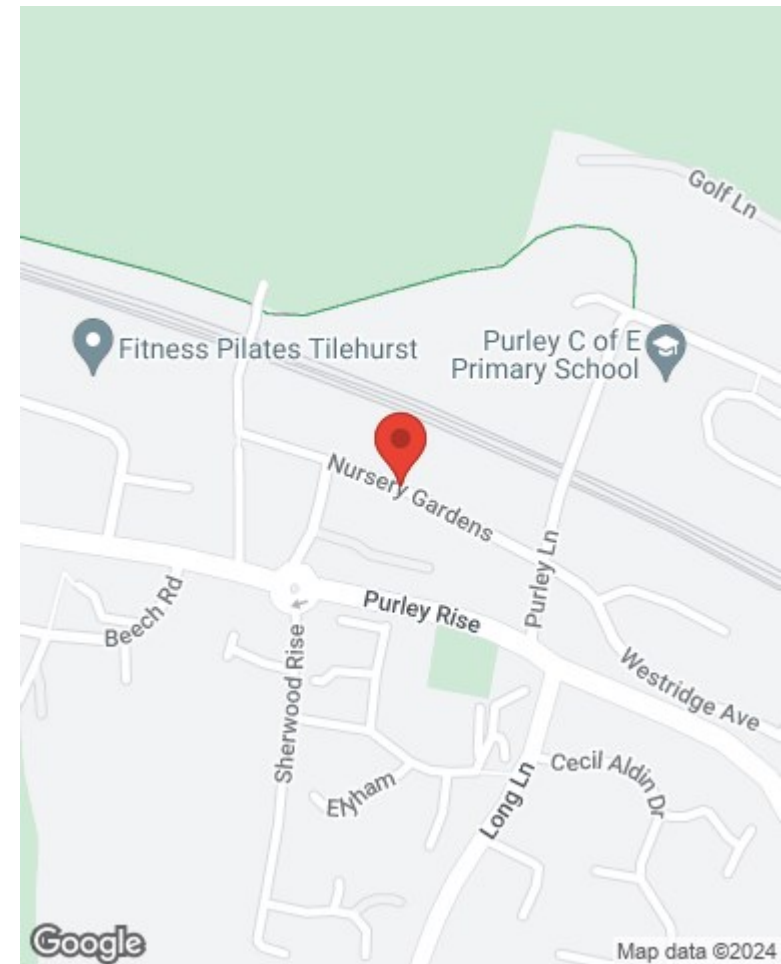
Please contact sole selling agent on 0118 942 1500 to request additional information or to book a viewing.

West Berkshire Council - Band F





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com