



sansome  george

**38 Hazel Road, Purley On Thames, Berkshire, RG8 8BB**  
**Guide Price £525,000 Freehold**

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Residential Sales & Lettings

- Sought after Detached Home
- Entrance hall & cloakroom
- Kitchen & Utility Room
- Four Piece Family Bathroom
- Integral Garage & Driveway Parking

- No 'onward chain' complications
- Living Room opening to Dining Room
- Four 'good sized' Bedrooms
- Well tended and established Rear Garden
- UPVC double glazed windows & GRCH

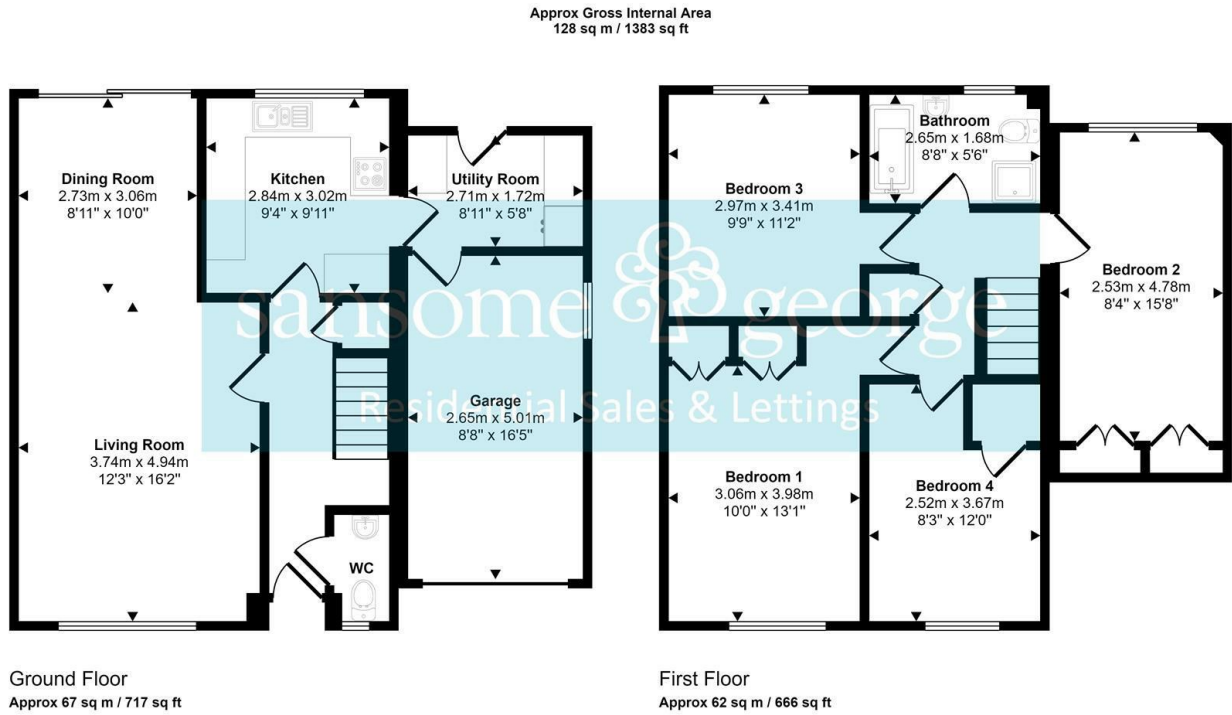
This well presented four bedroom detached home is located in a sought after and highly desirable Purley Beeches area. Miles of riverside walks, open countryside, local shops, schools and frequent bus services are all situated close by. Tilehurst Train Station with links to Reading, London Paddington, Oxford is circa 1 mile and Pangbourne Village with a further wealth of amenities is easily accessible.

Offered to the market with 'No Onward Chain' complications, this immaculately kept property features a lawned frontage with driveway providing parking and access to integral Garage. An open porch over the front door opens to an entrance hall where stairs rise to the first floor and doors lead to a useful cloakroom, kitchen and the spacious dual aspect living room with front aspect box bay window and sliding Patio Doors overlooking the rear garden. The rear aspect kitchen features integrated gas hob and electric cooker with a door leading to a utility room with doors to the Rear Garden and single integral garage. On the first floor, the landing splits to access 4 very 'well proportioned' bedrooms (bedrooms 1, 2 and 4 boast built in storage) which are serviced by a separate four piece family bathroom including shower cubicle and bath. Additional benefits are UPVC double glazed windows and gas fired central heating to radiators (n/t). To the rear of the property, the landscaped rear garden is another lovely feature of this sought after property. Enclosed by wooden fencing and brick wall, established trees and shrubs provide a high level of seclusion. A paved patio spans the rear of the property and continues to a pedestrian side gate giving access to the front. The remainder of the rear garden is laid mainly to lawn with shrub beds.

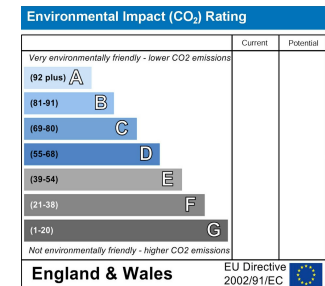
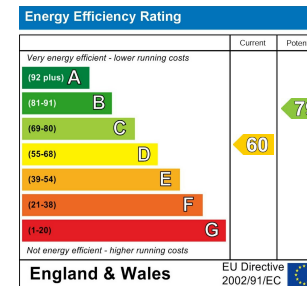
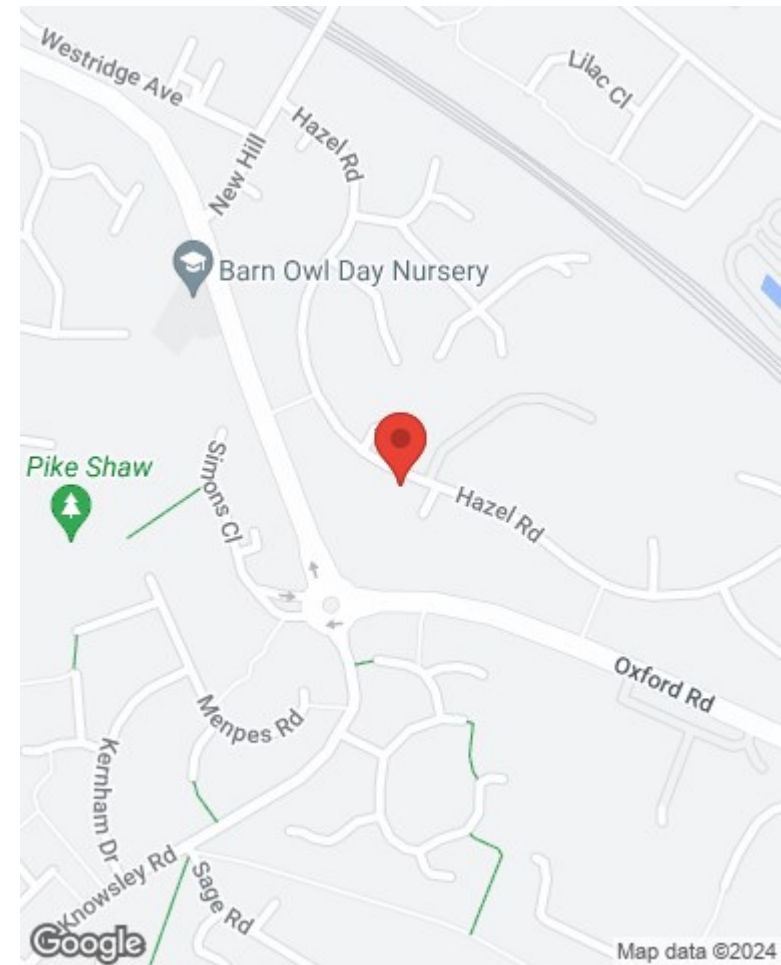
Enjoying plenty of natural light throughout giving a bright and airy feel, this sought after home offers excellent opportunity for a new owner to update and personalise to their own preferences and hence must be seen to be appreciated. Please call Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

West Berkshire Council - Band E





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.



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