



sansome  george

**11A Colyton Way, Purley On Thames, Purley On Thames, Berkshire, RG8 8BL**  
**£625,000 Freehold**

sansome  george  
Residential Sales & Lettings

- Attractive Detached Home In Thameside Village Location
- Living room
- 18' Dual Aspect Family Room
- En Suite Shower Room & Family Bathroom
- Ample Driveway Parking With Double Detached Garage

- Ground floor WC & Utility
- Kitchen With Separate Dining Room
- 3 Double Bedrooms (space to create a 4th bedroom)
- Landscaped Rear Garden
- UPVC Double Glazing & Gas Fired Central Heating

An attractive detached home set in the popular Thameside village of Purley-on-Thames, located just north west of Reading town centre which is delightfully situated on the south side of the river, looking over towards the southern tip of the Chiltern Hills and being on the edge of an area of outstanding natural beauty. A local bus service and train station provide connections to Reading, Oxford and London (Paddington), both easily accessible, plus a good range of neighbourhood shopping in nearby Pangbourne together with a local Waitrose supermarket in Tilehurst. The surrounding area provides a wide range of both riverside and country walks. There is a good selection of both primary and secondary schools within the vicinity.

Offered to the market with 'No Onward Chain', accommodation comprises entrance hall, ground floor WC, front aspect living room, spacious family room, dining room, fitted kitchen and utility room. The first floor offers three sizeable bedrooms (with the option of creating a 4th bedroom), ensuite shower room to bedroom one and a family bathroom.

The property features UPVC double glazed windows and gas radiator central heating.

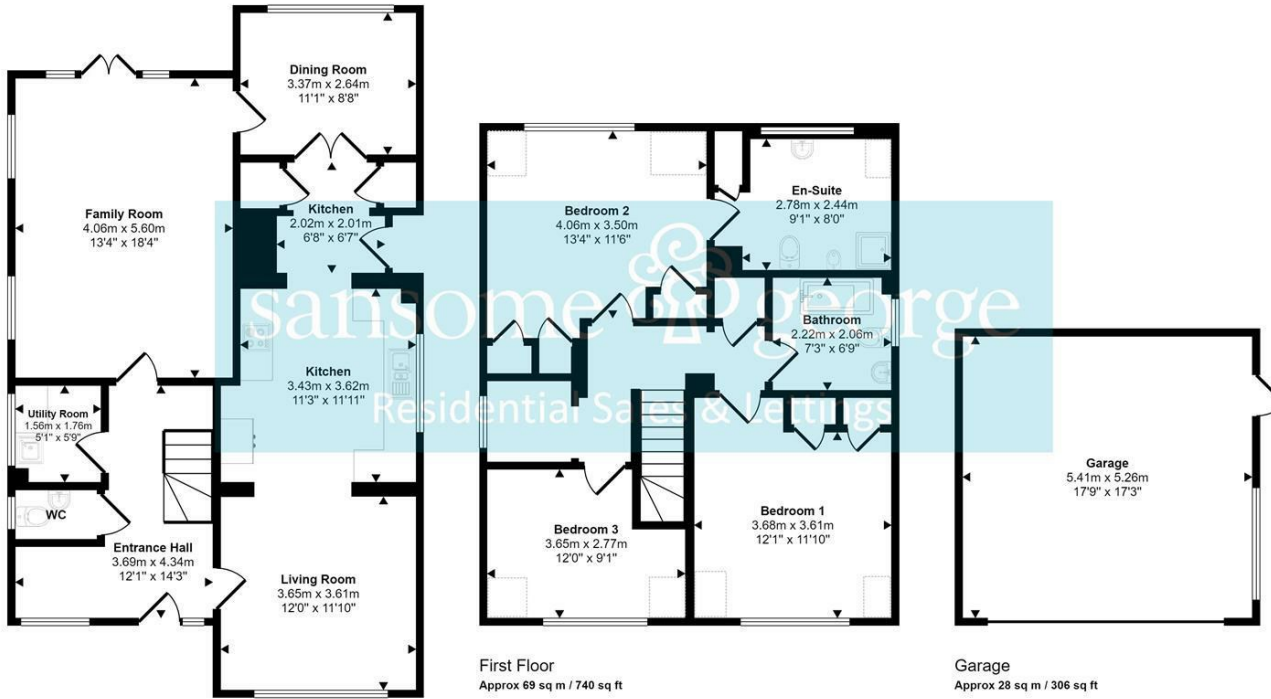
The front of the property offers a good sized driveway, which continues along the side of the property leading to additional parking and a generously sized detached garage (with light and power) enhanced by a very well maintained rear garden.

Please contact 0118 942 1500 to arrange a viewing or to request further information.

Council Tax Band F - West Berkshire.



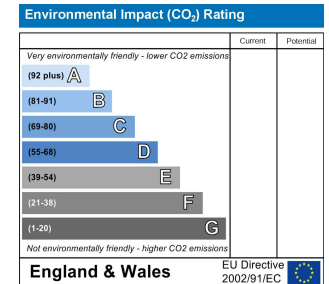
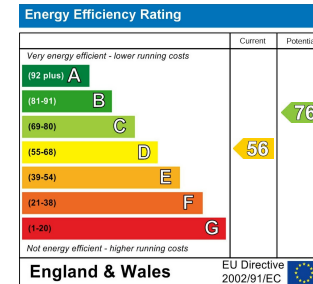
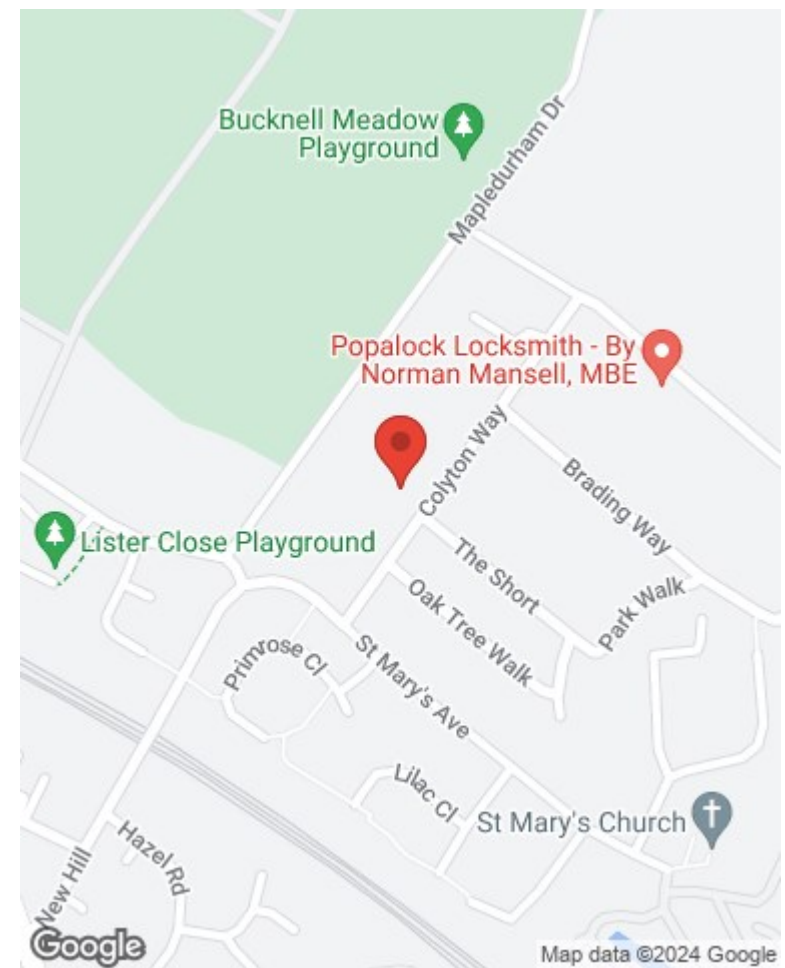
Approx Gross Internal Area  
181 sq m / 1950 sq ft



Ground Floor  
Approx 84 sq m / 904 sq ft

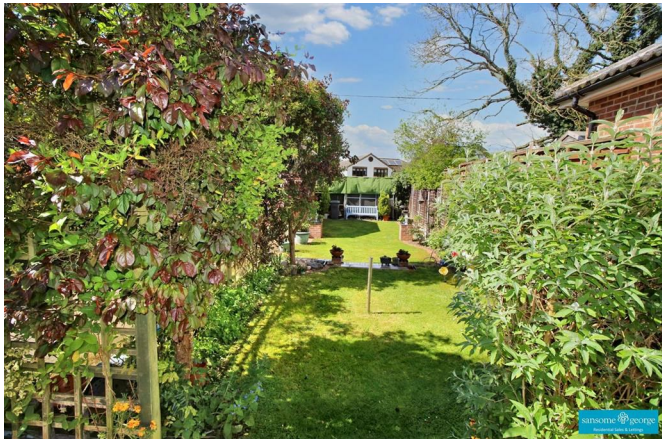
Denotes head height below 1.5m

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.



#### Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)

sansome  george  
Residential Sales & Lettings