



sansome  george

**34 Purley Rise, Purley On Thames, Berkshire, RG8 8AE**  
**£375,000 Freehold**

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Residential Sales & Lettings

- 1930's Double Bay Fronted Semi-detached Home
- Bay Fronted Living Room
- Kitchen
- Landscaped Rear Garden
- In Need Of Refurbishment Throughout

- Three Bedrooms
- Dining Room
- Family Bathroom
- Off Road Parking & Garage To Rear
- No Onward Chain

Offered for sale with the added advantage of no 'onward chain', this three bedroom double bay fronted 1930's semi-detached home is in need of refurbishment throughout giving a new owner the perfect opportunity to update and modernise to their taste and preference. Located on the borders of Purley and Pangbourne, it neighbours the suburb of Tilehurst, local shops, the choice of two railway stations with links to central London. Miles of open countryside in nearby Sulham, are all positioned close by. Reputable schools, Purley Sports & Social Club with excellent recreational facilities are all within walking distance and various shops and restaurants in Pangbourne village are all easily accessible.

Being of a traditional 1930's design, accommodation comprises entrance hall with stairs rising to first floor, front aspect living room with bay window, separate rear aspect dining room (both lounge and dining room retain chimney breasts/fireplaces), dual aspect kitchen with side door, three well proportioned bedrooms and a three piece family bathroom. Further benefits include UPVC double glazing.

Outside, the exterior offers an established landscaped rear garden that is mainly laid to lawn, various plants and shrubs to borders, patio area and pathway leading to a sizable wooden shed/garage/workshop and off road parking accessed via a un-adopted lane approached via Glebe Road. A useful gate gives access from the rear garden to the side of the property and opening to a lawn frontage with established hedging and bushes.

Enjoying an elevated position with views over the rear garden look on to The River Thames valley in an Area of Outstanding Natural Beauty and the Chiltern Hills beyond, this characterful property also offers excellent scope for enlargement (subject to necessary consents) with opportunity for extension to the rear or into the loft space.

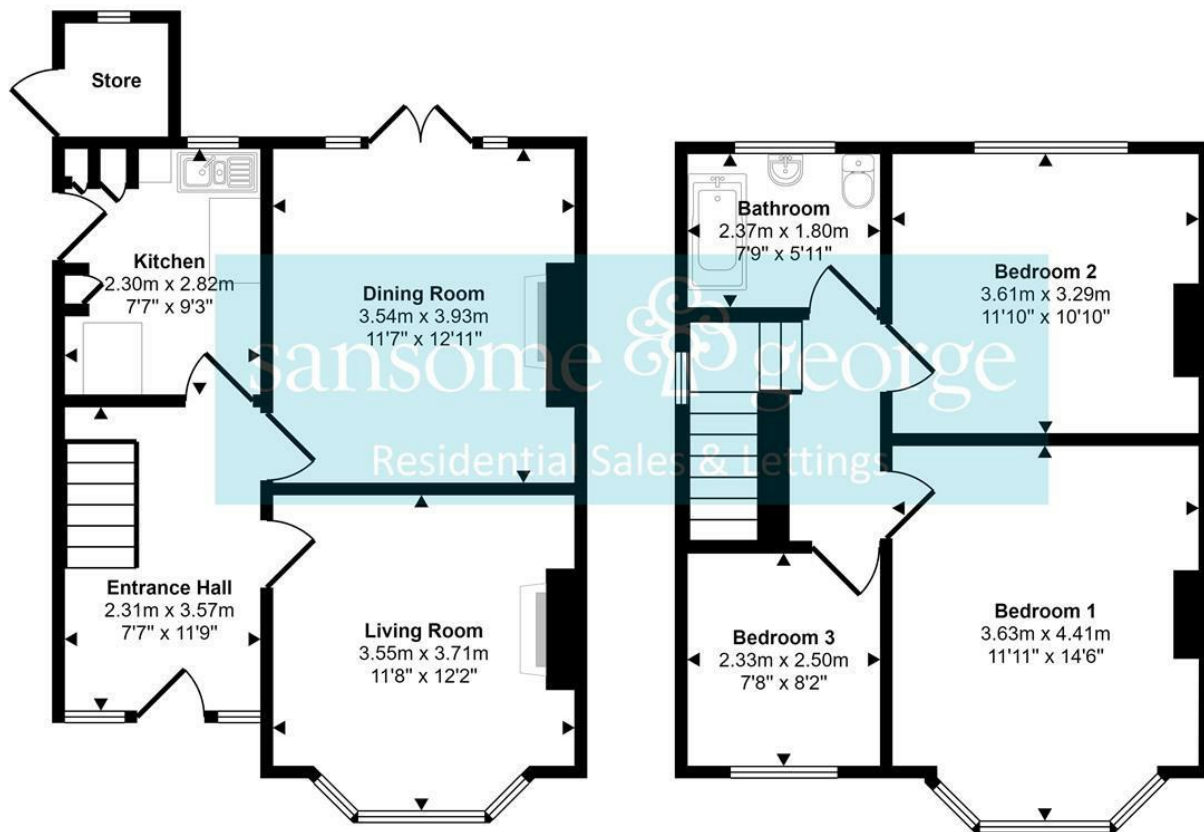
Please call Sansome & George Estate Agents to arrange a viewing appointment at your earliest convenience.

Council Tax Band D -West Berkshire.

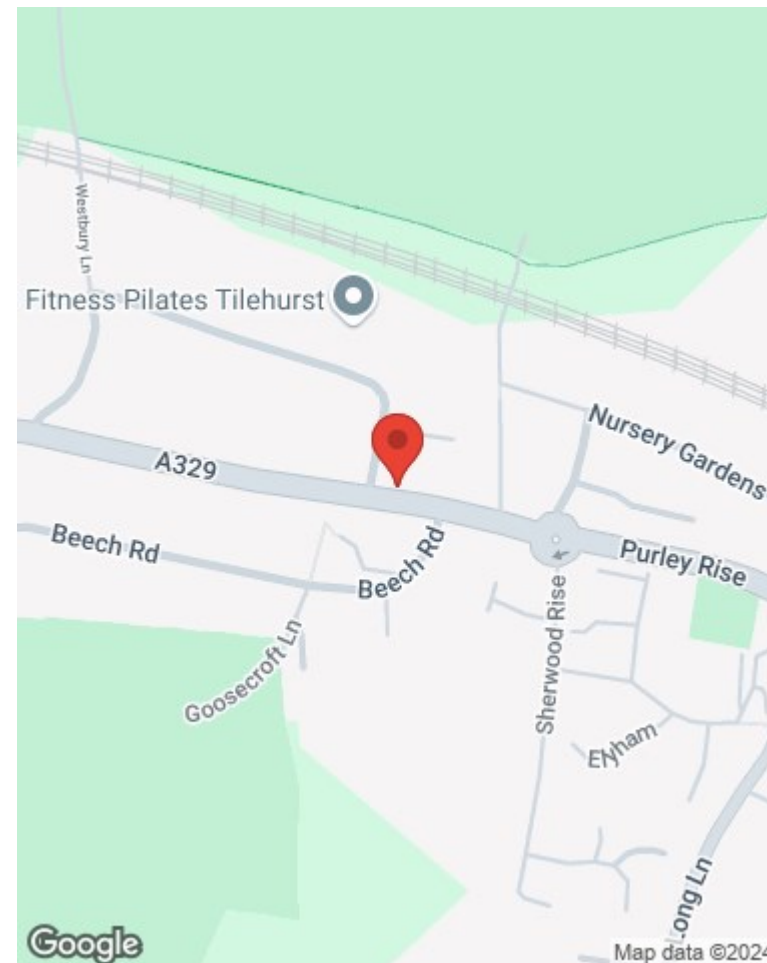
Please note: No gas connected to the property.



Approx Gross Internal Area  
90 sq m / 968 sq ft



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		80
	40	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

Misrepresentation and Misdescriptions Acts

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