



23 Lister Close, Purley On Thames, Reading, Berkshire, RG8 8DB
£375,000 Freehold

sansome & george
Residential Sales & Lettings

- 3/4 Bedroom 3 Storey End Terrace Home With Tremendous Views
- Conservatory & Ground Floor Bathroom
- First Floor Living Room
- 3 Bedrooms On Second Floor
- Double Width Driveway Parking

- Ground Floor WC & Spacious Utility Room
- Ground Floor Bedroom 4/Office
- First Floor Kitchen & Utility Room
- Bathroom
- Enclosed Rear Garden

A deceptively spacious three/four bedroom three storey end terrace home located in a popular cul-de-sac in the sought after village of Purley on Thames.

Situated on the western fringes of Reading, this fine home neighbours Tilehurst and Pangbourne Village, which hosts a wealth of local independent shops and businesses. Miles of open countryside, riverside walks, community barn, local sports and socials clubs with excellent recreational facilities all being minutes away. Highly regarded schools including Long Lane and Purley Infants, local shops, frequent bus services to Reading town centre and Tilehurst railway station with links to central London and Oxford, are all easily accessible.

Ground floor accommodation comprises entrance porch, entrance hall, WC, spacious utility room, conservatory, bedroom 4/study and a bathroom. Stairs rise to a spacious open plan kitchen diner leading to a rear aspect living room and utility. The second storey features three well proportioned bedrooms and a three piece family bathroom suite.

The property benefits from gas radiator central heating, UPVC double glazed windows and tremendous far reaching views over Mapledurham and the south Oxfordshire Chilterns.

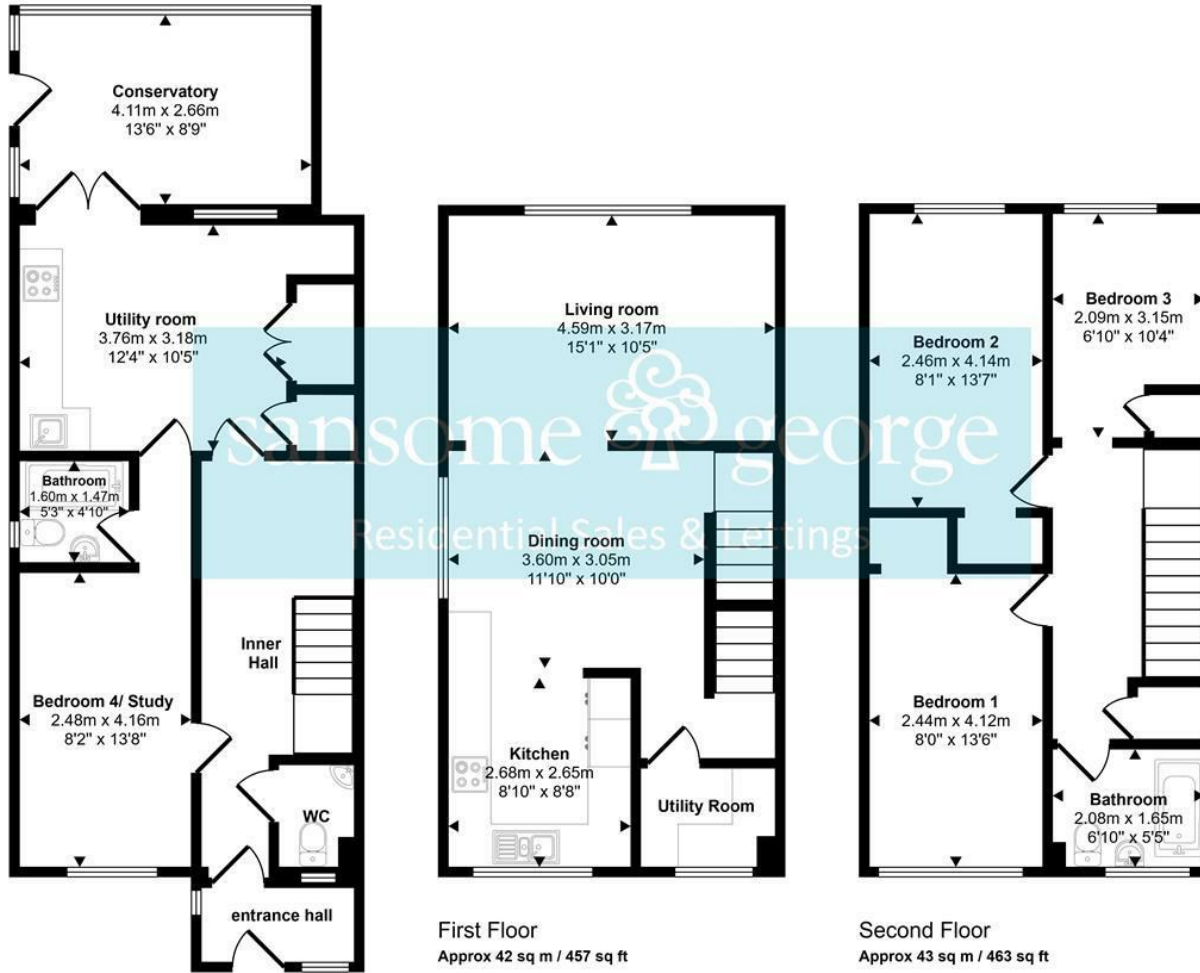
To the front offers double width driveway parking with gated access leading to an enclosed rear garden.

Please contact Sansome & George Tilehurst office to arrange an appointment to view.

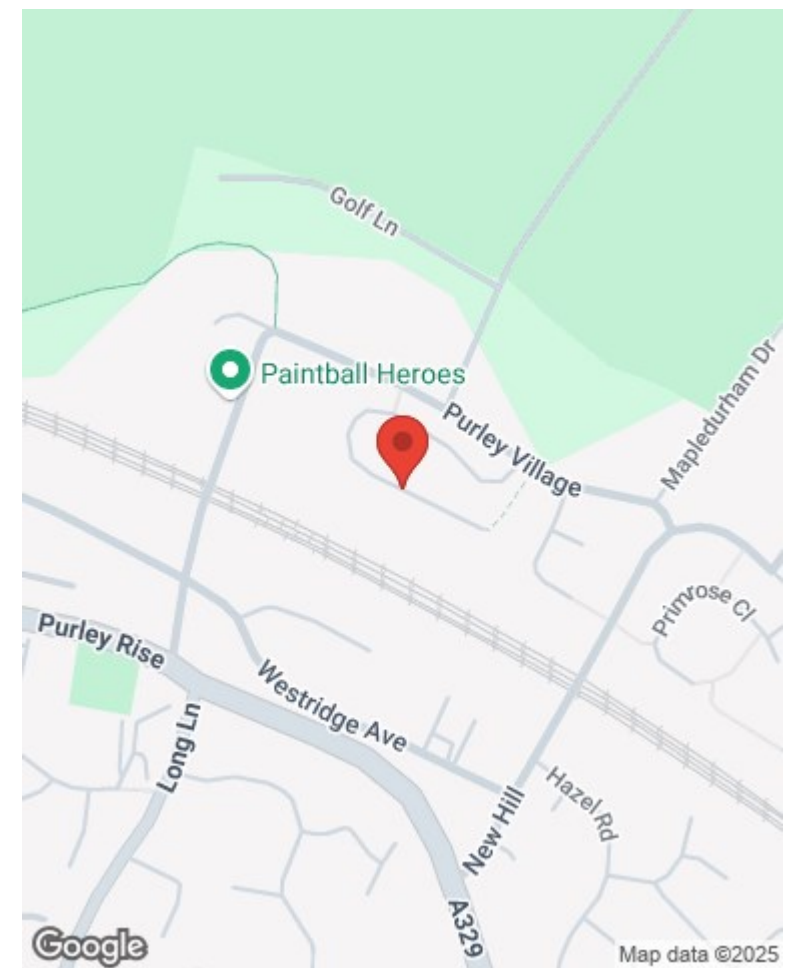
Council Tax Band D - West Berkshire.



Approx Gross Internal Area
144 sq m / 1546 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

sansome  george
Residential Sales & Lettings