



45 Primrose Close, Purley On Thames, Reading, Berkshire, RG8 8DG
Guide Price £340,000 Freehold

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Residential Sales & Lettings

- Three Bedroom Mid-Terrace Home
- Traffic Free Walkway Position
- Near Tilehurst Station And Pangbourne
- Fitted Rear Aspect Kitchen
- Gas Heating And Double Glazing
- Sought After Cul-de-sac Location
- Close To Café, Walks, Buses, School
- Spacious Lounge And Separate Dining Room
- Modern Bathroom With Shower
- Landscaped Garden With Garage Access

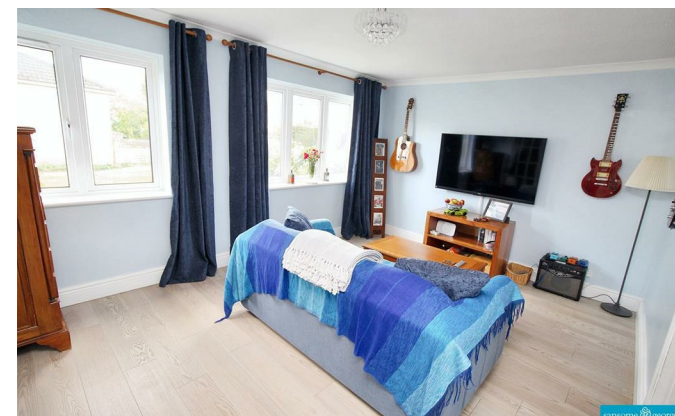
A well presented three bedroom mid-terrace home, ideally situated in a sought after cul-de-sac on a traffic free walkway, in the desirable village of Purley-on-Thames. This charming location is just a short stroll from a popular local café, scenic riverside walks, regular bus routes, and the highly regarded Church of England Primary School. Tilehurst railway station, offering convenient links to Central London, as well as Pangbourne village with its excellent range of amenities, are both easily accessible.

The accommodation comprises entrance hall with stairs to the first floor, a bright and spacious living room, a separate dining room with patio doors leading to rear garden, and a rear aspect well appointed kitchen fitted with an oven, hob and integrated dishwasher. Upstairs, you will find three generously sized bedrooms and a modern three piece bathroom with a shower over the bath. Additional features include gas radiator central heating and UPVC double glazing throughout.

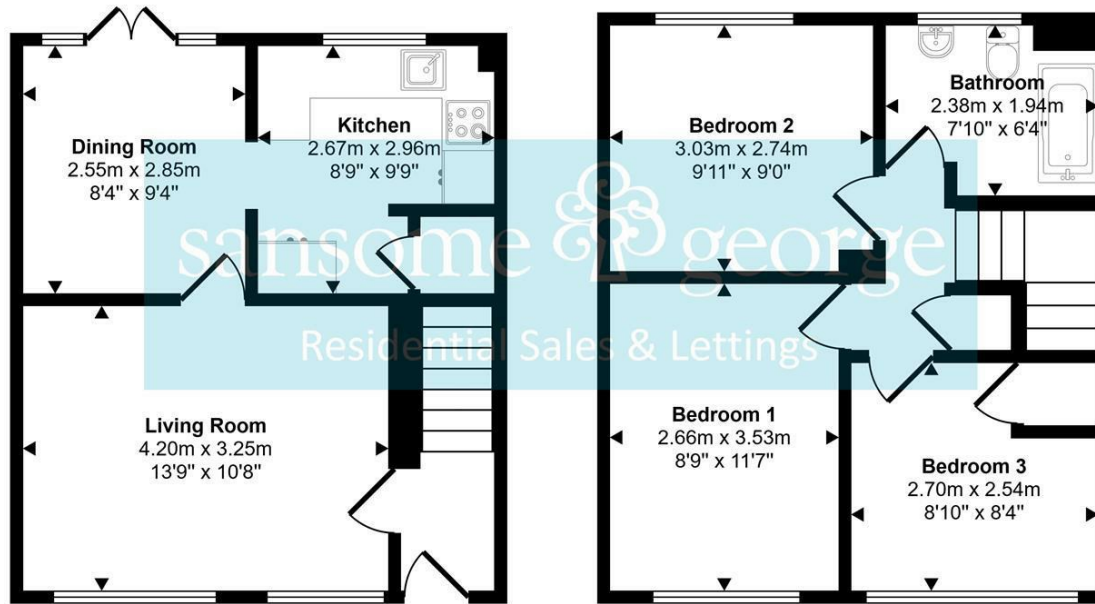
Outside, the property benefits from a fully enclosed and beautifully landscaped rear garden, mainly laid to lawn with patio and shingled seating areas, complemented by well stocked borders with a variety of plants and shrubs. There is also gated rear access leading to a garage located in a nearby block.

For more information of this beautifully presented home or to arrange a viewing appointment, please contact Sansome & George Estate Agents at your earliest convenience.

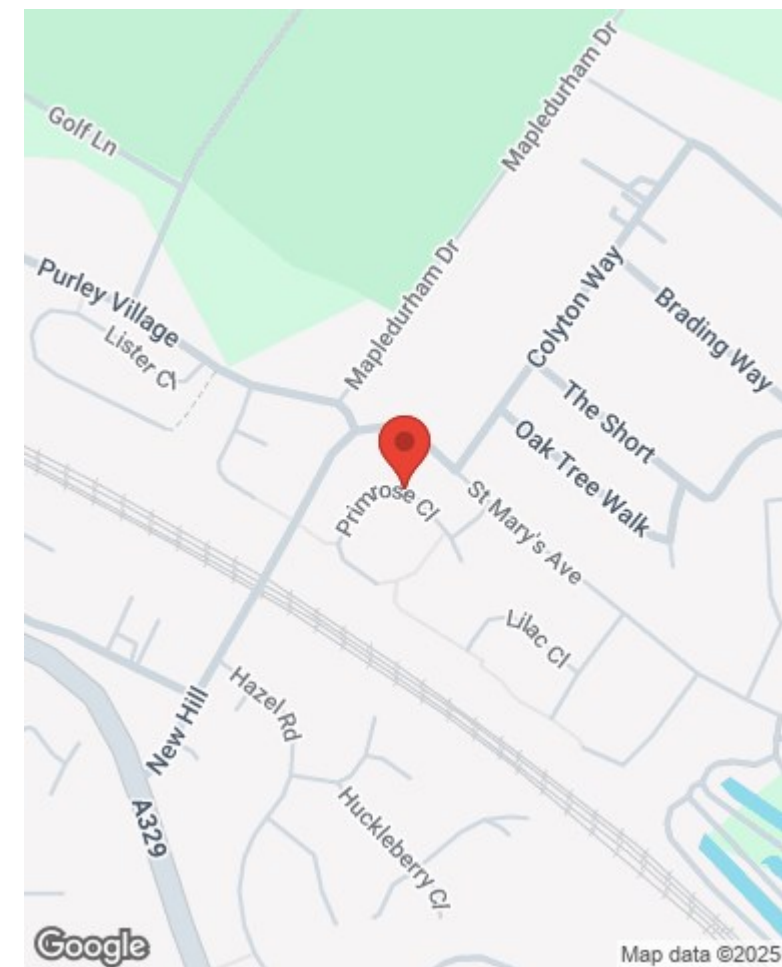
West Berkshire Council - Band C



Approx Gross Internal Area
70 sq m / 749 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) 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	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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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