



**9 St Marys Avenue, Purley On Thames, Reading, RG8 8BJ**  
**Guide Price £500,000 Freehold**

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Residential Sales & Lettings

- Spacious Detached House
- 'No Onward Chain' complications
- 21' Living Room with Patio Doors to Garden
- Versatile Study / Playroom
- Spacious 4 piece Bathroom
- Within minutes walk of the River Thames and miles countryside
- Modern 18' fitted Kitchen/Breakfast Room
- Ground Floor Cloakroom
- 4 'double' Bedrooms
- Landscaped Rear Garden

This beautifully presented and deceptively spacious Detached home is situated in the sought after village of Purley-on-Thames surrounded by miles of open countryside yet within 1 mile of Tilehurst Train Station (linking Reading Mainline, London Paddington and Oxford). Amenities located within minutes walk include popular Primary School, local Convenience Store, regular Bus Service and Recreation Ground with Playground. The neighboring Village of Pangbourne is approximately 1.5 miles away offering a range of Shops, Restaurants and Pubs. Reading Town Centre is approximately 3.5 miles away and Junction 12 of the M4 Motorway is an easy 15 minutes commute by Car.

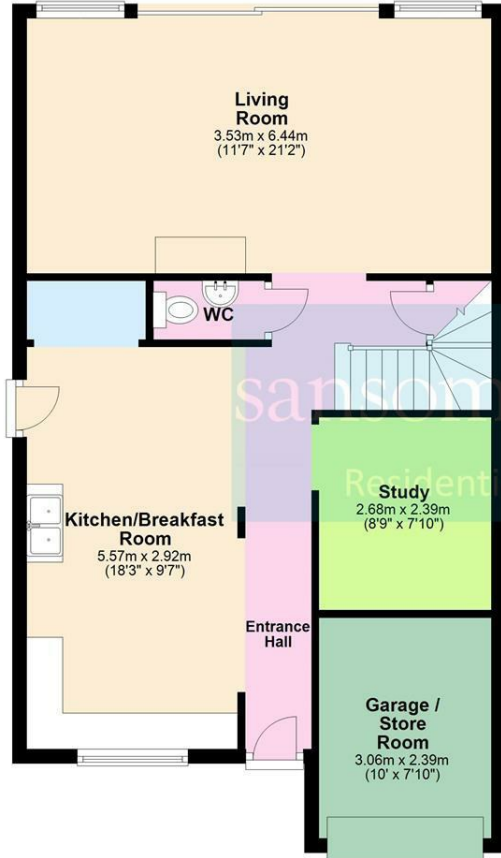
Offered to the market with added advantage of 'No Onward Chain' complications, the property is approached via block paved Driveway providing Parking for several cars and access to a useful integral 10' Garage/Store Room. Steps lead up to a Covered Open Porch with Front Door to Hall with openings to a lovely modern 18' Kitchen/Breakfast Room plus accesses a useful Cloakroom and a versatile Study/Playroom. Passing the staircase, the rear aspect Living Room with feature open fireplace enjoys great natural light with Patio Doors to Garden. On the First Floor, the side aspect Landing gives access to 4 well proportioned 'double' Bedrooms and a generous Family Bathroom with 4 piece suite including large shower cubicle. A hatch with fitted Ladder leads up to useful Loft space with rear aspect roof light windows, fully boarded floor and plastered walls, light, power and access to eaves storage space. The Rear Garden has been landscaped and comprises of paved patio spanning the rear of the property with steps down to lawn with flower and shrub beds and a raised feature pond, all enclosed by wooden panel fencing with secure gate giving access to the front. The property is further complemented by UPVC double glazing throughout and gas fired central heating to radiators.

To discuss this fine home in more detail or to schedule a viewing appointment at your earliest convenience, please contact Sansome & George Residential Sales.



### Ground Floor

Approx. 68.2 sq. metres (734.1 sq. feet)

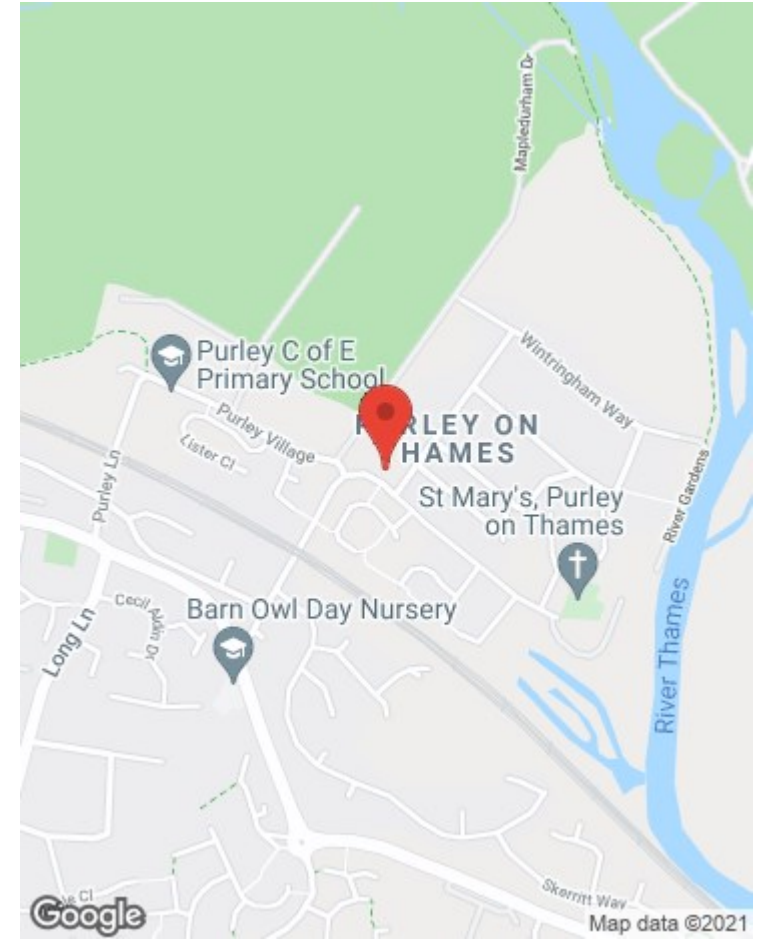


### First Floor

Approx. 65.2 sq. metres (702.2 sq. feet)



Total area: approx. 133.4 sq. metres (1436.3 sq. feet)



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			
			<b>75</b>
		<b>60</b>	

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			

Misrepresentation and Misdescriptions Acts

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