



sansome  george

3 Mapledurham Drive, Purley On Thames, Purley On Thames, Berkshire, RG8 8BD
£650,000 Freehold

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Residential Sales & Lettings

- Impressive 3 Bedroom Detached Home
- Open Plan Living/Dining/Kitchen
- Sealed Unit Double Glazed Windows
- Ample Driveway Parking For Several Vehicles
- Close to River & Miles Of Open Countryside

- Private Road Location
- Ground Floor Shower Room & First Floor Bathroom
- Gas Radiator Central Heating (Underfloor Heating)
- Sizeable Rear Garden With Side Access
- No Onward Chain

A three bedroom detached contemporary home situated in a private drive in the sought after village of Purley on Thames. Miles of riverside walks, Purley C of E Primary School, frequent bus services and local shop are all positioned close by. Pangbourne village and Tilehurst Train Station with links to central London and Oxford are also easily accessible.

Accommodation comprises of an entrance hall leading to the living room which opens to a spacious kitchen and dining area, ground floor shower room and a walk in store room.

The first floor offers three generous sized bedrooms and a three piece modern bathroom.

Benefits include sealed unit double glazed windows and gas radiator central heating (featuring underfloor heating).

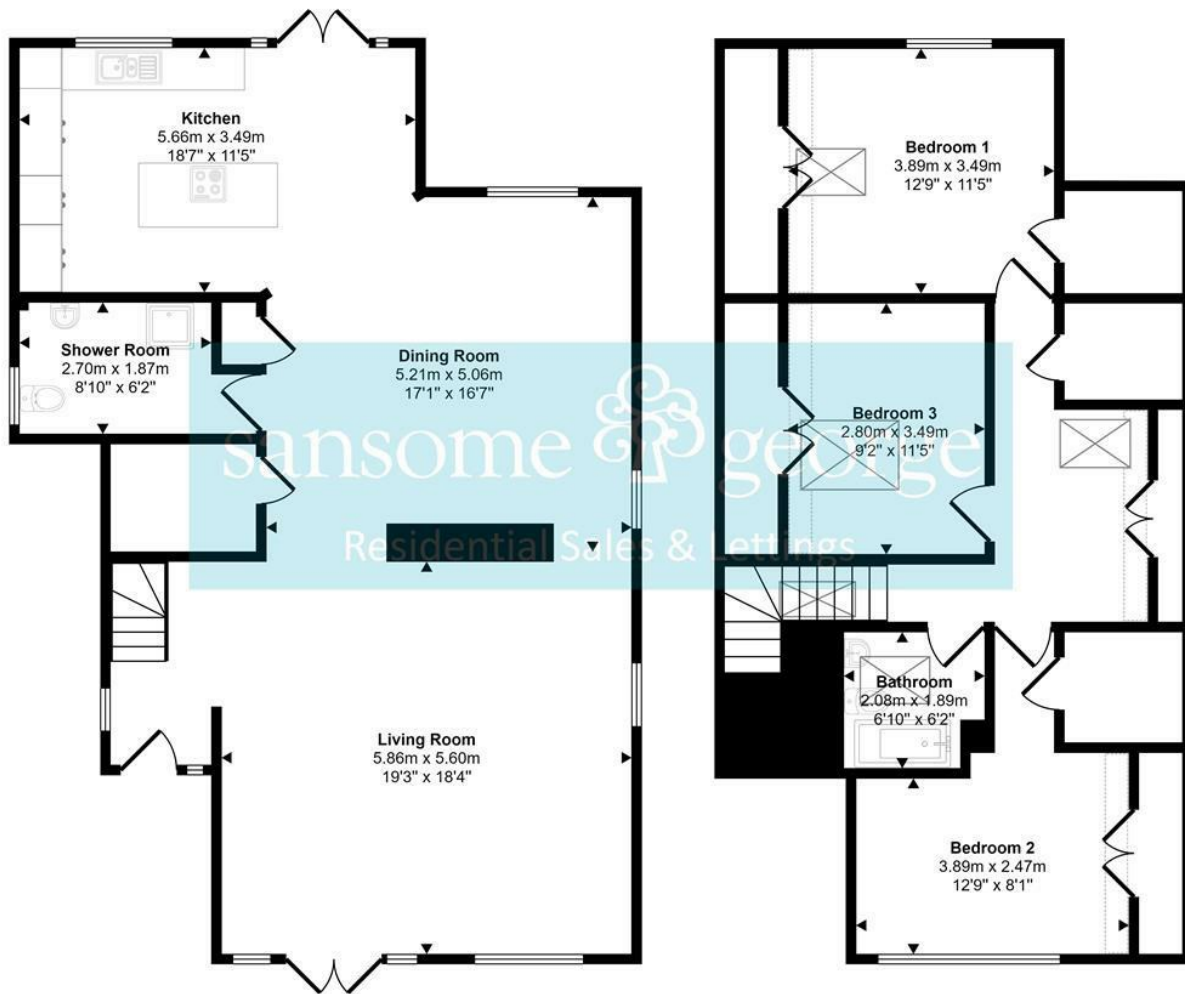
The exterior offers ample driveway parking to the front and a low maintenance rear garden with side access.

This fine home has the added advantage of no onward chain complications.

Council Tax Band F - West Berkshire.



Approx Gross Internal Area
169 sq m / 1820 sq ft

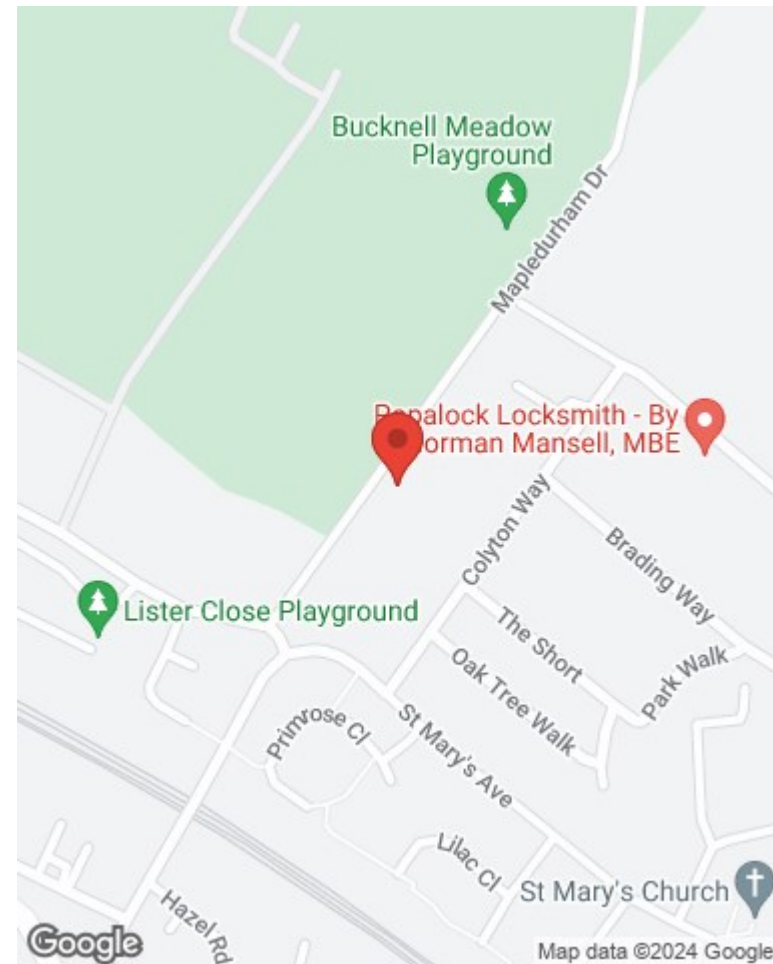


Ground Floor
Approx 93 sq m / 997 sq ft

First Floor
Approx 76 sq m / 822 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	92
(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	

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	

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