



46 Primrose Close, Purley On Thames, Reading, RG8 8DG
Guide Price £375,000 Freehold

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Residential Sales & Lettings

- Three Bedroom Mid Terrace Home
 - Desirable Purley On Thames Location
 - Separate Dining Room
 - Landscaped Rear Garden
 - Gas Central Heating & UPVC Double Glazing
- Sought After Traffic Free Walkway
 - Spacious Living Room
 - Modern Fitted Kitchen
 - Garage In Nearby Block
 - Close To School, Station And Riverside Walks

A beautifully presented three bedroom mid terrace family home tucked away in a sought after traffic free cul-de-sac within the highly desirable village of Purley on Thames. Ideally positioned just a short walk from the ever popular Mad Duck Café, picturesque riverside walks, regular bus services and the highly regarded Purley Church of England Primary School. Tilehurst railway station, providing direct services to Reading and London Paddington, together with the vibrant village of Pangbourne offering an excellent selection of shops, cafés, restaurants and everyday amenities, are both within easy reach.

The well planned accommodation comprises an entrance hall with stairs rising to the first floor, a bright and spacious living room, a separate dining room featuring bi-fold doors opening into the conservatory, which in turn benefits from bi-fold doors leading out to the beautifully landscaped rear garden. The modern rear aspect kitchen is fitted with a range of high and low level storage units, ample work surface space, and an integrated oven and hob. The first floor offers three well proportioned bedrooms, all served by a contemporary three piece family bathroom with a shower over the bath. Further benefits include UPVC double glazing throughout, gas radiator central heating, and electric heating within the conservatory.

Externally, the property enjoys a beautifully landscaped and fully enclosed rear garden, thoughtfully designed with a lawn, patio area, mature raised flower beds and well stocked shrub borders, creating an ideal space for both entertaining and relaxing. Gated rear access leads to a garage situated in a nearby block.

This is an excellent opportunity to acquire a fantastic family home in one of West Berkshire's most sought after villages. Early viewing is highly recommended.

West Berkshire Council Tax Band C.

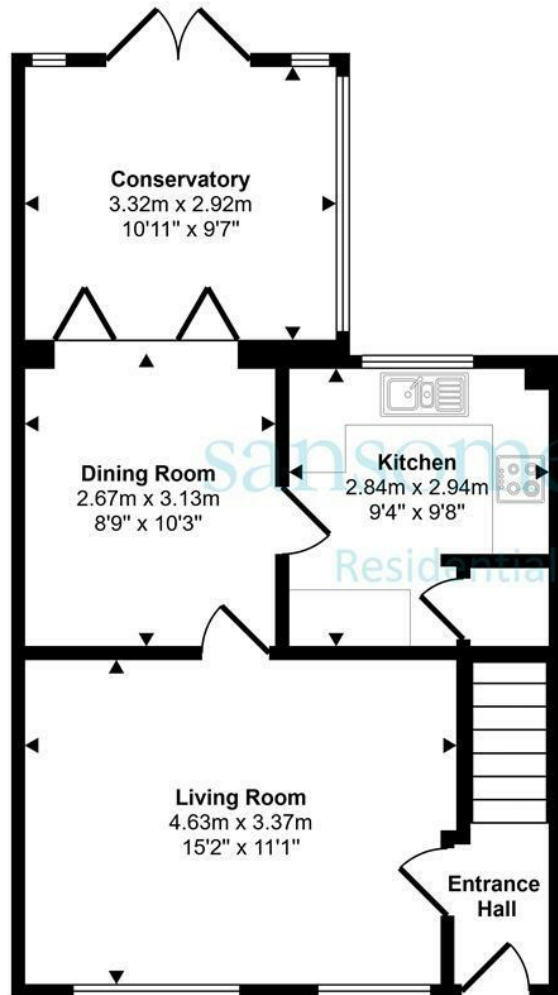
Purchasers Note:

Please note that some photographs within these sales particulars may have been digitally enhanced to improve presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations have been made.

Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through their own inspection and enquiries.

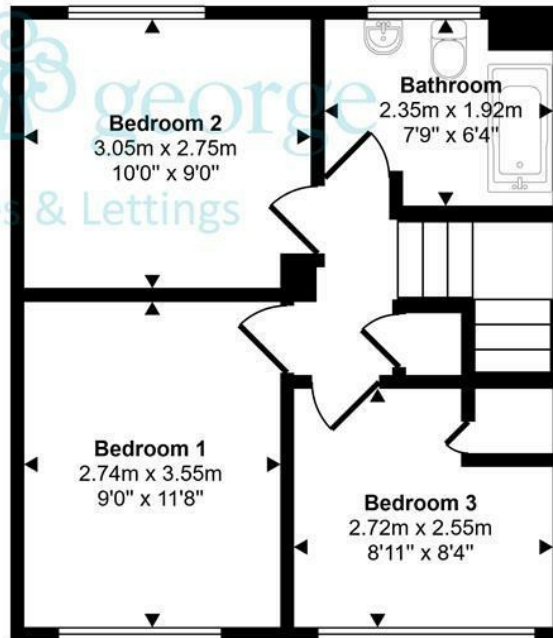


Approx Gross Internal Area
83 sq m / 896 sq ft



Ground Floor

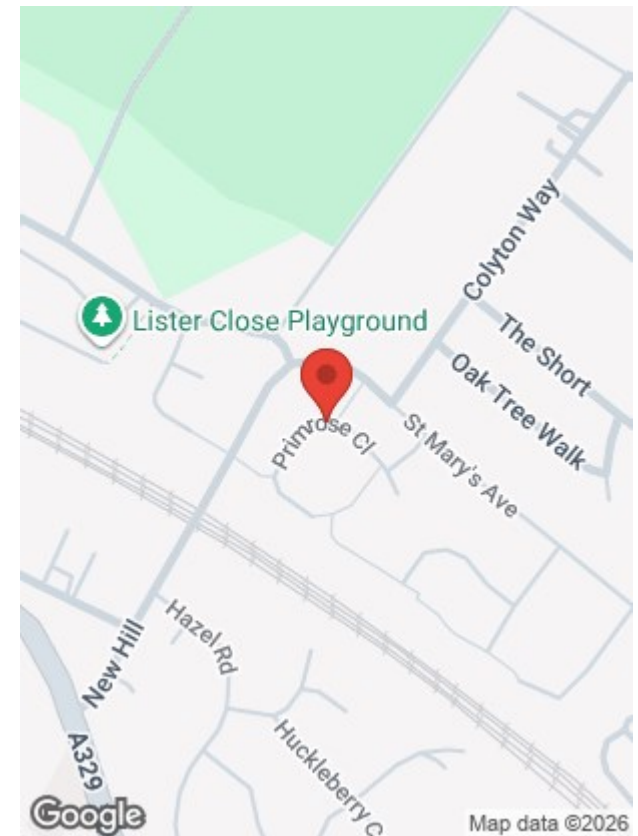
Approx 47 sq m / 510 sq ft



First Floor

Approx 36 sq m / 387 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	

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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