



# 1 Colyton Way

Purley On Thames, RG8 8BL

Guide price £560,000 Freehold



## DESCRIPTION

VP - 360 VIRTUAL TOUR. Presented to the market in the area of Purley On Thames, Reading, this versatile five/six bedroom detached house on Colyton Way presents an exceptional opportunity for families seeking both space and comfort. The property boasts a well-designed kitchen and dining room, perfect for family gatherings and entertaining guests. With three inviting reception rooms on the ground floor, there is ample room for relaxation and leisure, alongside a convenient downstairs study that can serve as a home office or additional bedroom. There is a downstairs WC for added convenience.

The master bedroom features an en suite, providing a private sanctuary, while a separate bathroom suite caters to the needs of the household. The well-maintained rear garden offers a delightful outdoor space for children to play or for hosting summer barbecues, and the off-road parking with gate access ensures convenience and security.

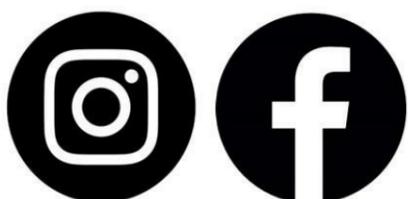
This property is ideally situated close to a variety of amenities, including local shops, bus routes, and reputable schools. For those who enjoy the outdoors, nearby parks and the picturesque River Thames provide opportunities for leisurely walks and recreational activities. This home is not just a place to live; it is a lifestyle choice that combines comfort, convenience, and a sense of community. Don't miss the chance to make this wonderful property your own. Council tax band - F

## SUMMARY OF ACCOMMODATION

- FIVE/SIX BEDROOMS
- GATED DETACHED HOME
- TWO BATHROOMS ON FIRST FLOOR
- GARAGE & OFF ROAD PARKING
- KITCHEN/DINING ROOM
- VERSATILE ACCOMMODATION LIVING
- BEHIND LOCAL SHOP
- OFFICE STUDY ON GROUND FLOOR
- 360 VIRTUAL TOUR & CIRCA 2000 SQ FT
- DOWNSTAIRS WC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		92-100 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

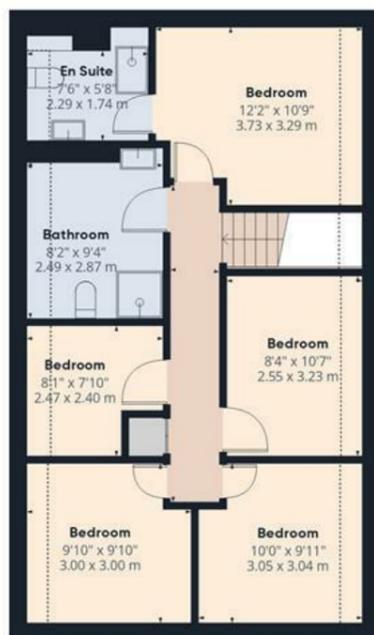
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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1918 ft<sup>2</sup>  
178.1 m<sup>2</sup>

Reduced headroom

82 ft<sup>2</sup>  
7.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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