

18 Lilac Close, Purley On Thames, Reading, RG8 8TG
Offers In Excess Of £325,000 Freehold

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Residential Sales & Lettings

- Well Presented Mid-terrace House
- Entrance Hall With Cloakroom
- 17'10" Living Room
- Fully Tiled Modern Bathroom
- UPVC Double Glazing & GRCH (n/t)
- Popular Thames side Village Location
- Fitted Kitchen/Diner With Pantry
- 3 Well Propertioned Bedrooms
- Established Rear Garden
- Tucked Away Cul-de-sac Location





A well presented three bedroom mid-terrace home, ideally situated in a sought after cul-de-sac in the desirable village of Purley-on-Thames hence a short stroll from a popular local café, local convenience store and scenic riverside walks and miles of open countryside in an area of outstanding natural beauty. Regular bus services, highly regarded primary and secondary schooling, Tilehurst railway station (Reading, London, Oxford) are all within circa 1 mile. The neighbouring Thames side village of Pangbourne and also the nearby suburb of Tilehurst offer a further wealth of amenities, of which both nearby and easily accessible.

Well proportioned accommodation comprises of spacious entrance hall with stairs to the first floor and built in storage cupboard, ground floor cloakroom, a fitted kitchen/diner boasting a Pantry and integrated appliances to include a dishwasher, and a bright and spacious living room spans the rear of the property overlooks and gives access to the rear garden. On the first floor, the central landing services 3 good sized bedrooms and a separate fully tiled bathroom with heated towel rail and shower bath with glazed screen and shower over. Upstairs, you will find three generously sized bedrooms and a modern three piece bathroom with a shower over the bath. The property is also complemented by gas radiator central heating to radiators and UPVC double glazing throughout.

Outside, the property benefits from an enclosed rear garden where a patio area adjoins a lawned garden with established planted shrubs and bushes and a useful secure gate giving pedestrian access to the rear. The lawned frontage sits behind a low level timber fence and has planted shrubs, gravel beds and a paved path leading to the front door.

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

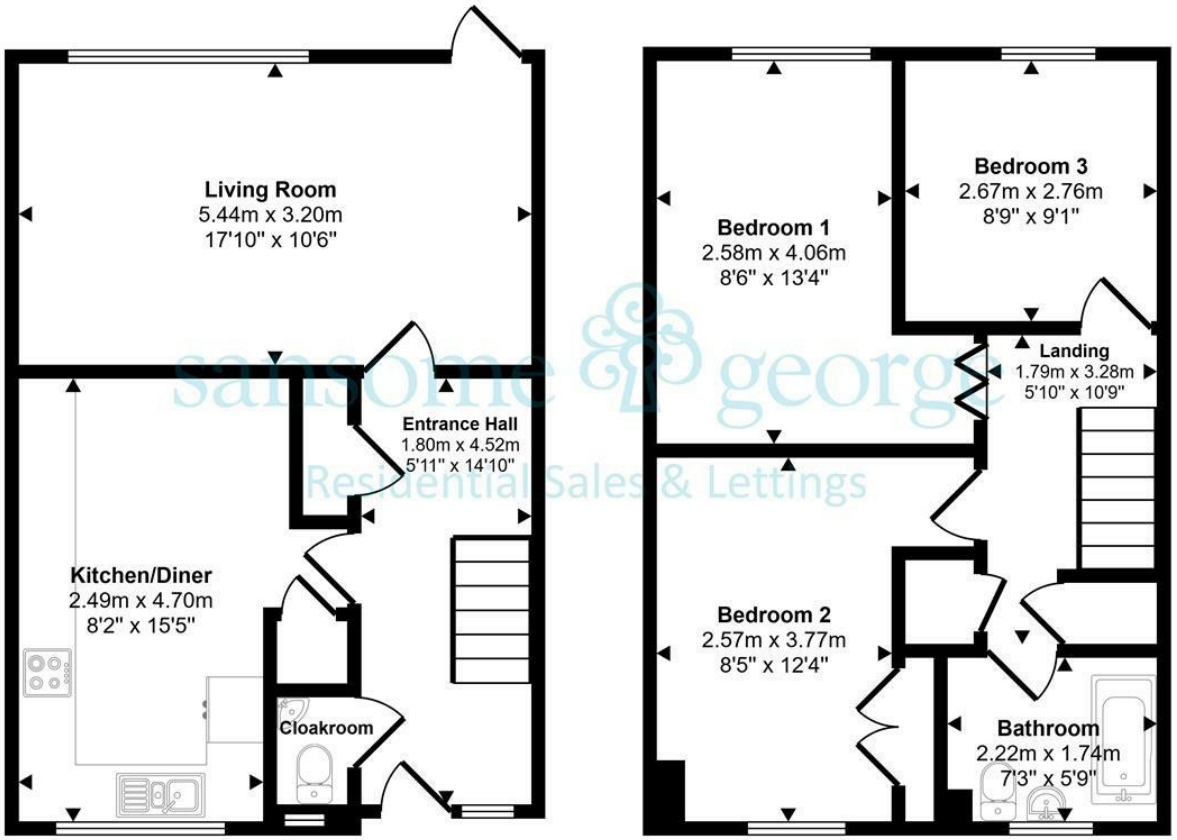
West Berkshire Council - Band C.







Approx Gross Internal Area
86 sq m / 929 sq ft

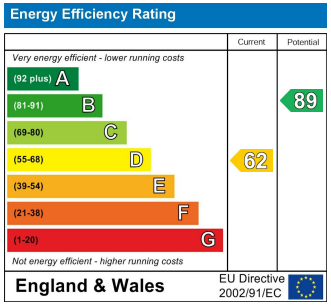


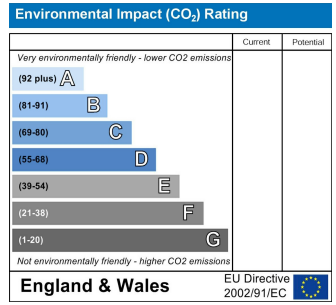
Ground Floor
Approx 43 sq m / 463 sq ft

First Floor
Approx 43 sq m / 466 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.







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