



10 Duncan Gardens, Purley On Thames, Reading, Berkshire, RG8 8DW
£850,000 Freehold

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Residential Sales & Lettings

- 5 Bedroom 3 Storey Extended Detached Home
- Living Room & Dining Room
- Kitchen Breakfast Room
- Gas Radiator Central Heating & UPVC Double Glazed Windows
- Enclosed Rear Garden
- Hall, Ground Floor WC & Utility Room
- Study & Family Room
- 3 Bathrooms (1 En Suite)
- Sought After Cul-de-Sac Location
- Extended Double Detached Garage

A superb five bedroom, three storey detached family home, ideally situated in a highly sought-after cul-de-sac in Purley on Thames. This impressive property benefits from an excellent location, with well regarded local schools, convenient bus services to Reading town centre, and easy access to miles of open countryside in neighbouring Sulham Woods. Scenic riverside walks along the banks of the Thames are also close by, while the villages of Pangbourne and Tilehurst, offering a wide range of amenities are within easy reach. Tilehurst railway station, with direct links to London, is also nearby.

The property offers spacious and versatile accommodation throughout. A single storey front extension has created a unique, individual and bespoke shaped room, ideal for a variety of uses, along with a separate utility room and WC. The remaining ground floor comprises an inviting entrance hall, cloakroom, kitchen/breakfast room, living room, study, and a generous family room.

On the first floor, there are three well proportioned bedrooms, including a principal bedroom with en-suite, as well as a modern family bathroom. The second floor provides two additional bedrooms, serviced by a further bathroom, making it ideal for guests or growing families.

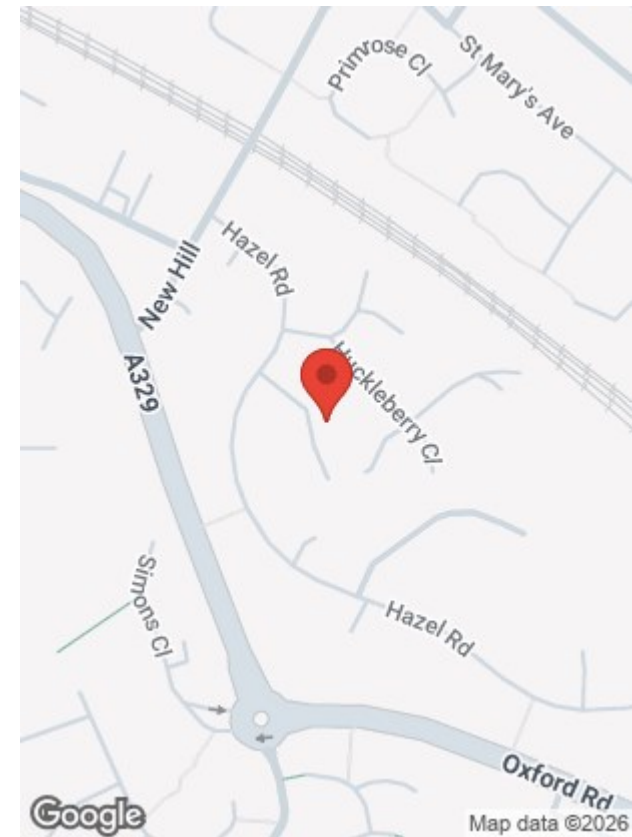
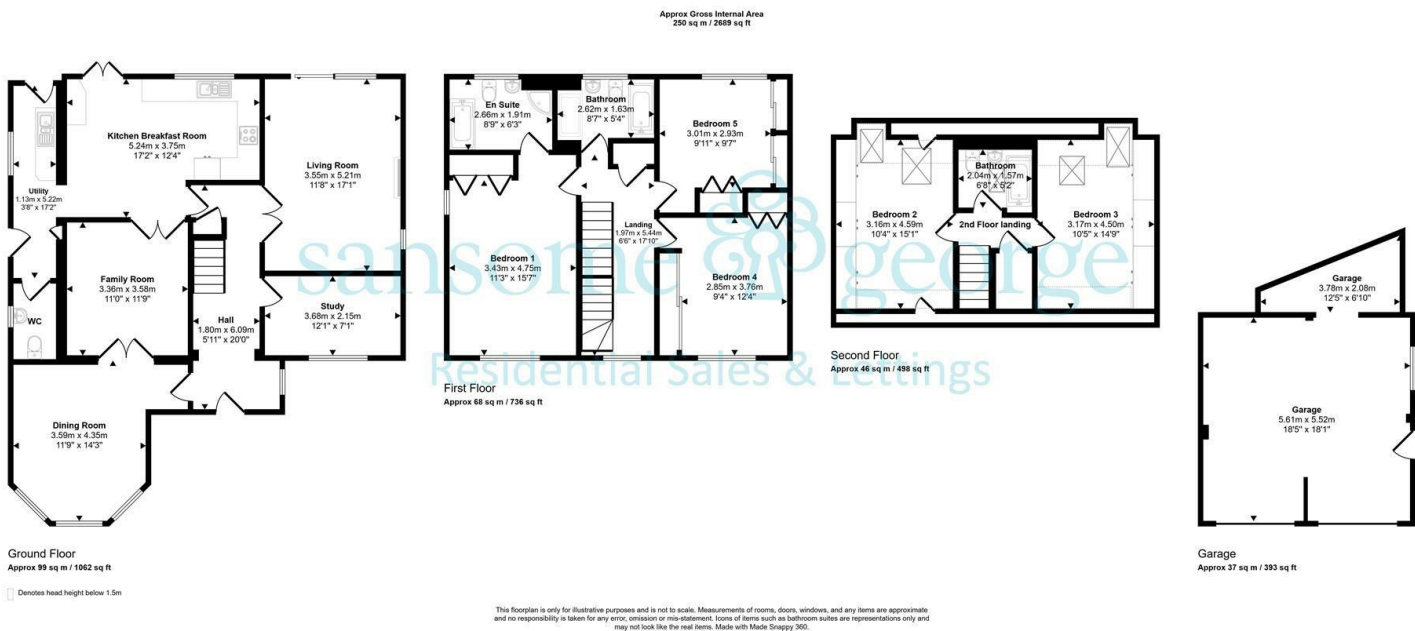
Additional benefits include gas radiator central heating, UPVC double glazing, and ample driveway parking.

This home also features a detached double garage, extended to the rear, with a courtesy door leading to the garden. The established rear garden offers a pleasant patio area, perfect for outdoor entertaining, along with side access to the driveway.

An exceptional home offering space, flexibility, and a prime location. An early viewing is highly recommended by contact Sansome & George Tilehurst branch.

Council Tax Band F - West Berkshire.





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

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