



Because property is personal with...

Colyton Way, Purley, Reading

Belvoir

Guide price £625,000



Key Features

- Four Bedroom Detached House
- Freehold
- Council Tax Band - F
- EPC Rating - TBC
- Three Reception Rooms
- En Suite Dressing Room & Shower Room
- Huge Driveway Providing Substantial Off Road Parking







Belvoir are delighted to bring to the market this fabulous detached family home located in the popular riverside village of Purley On Thames. The deceptively spacious accommodation, which must be viewed to be fully appreciated, to the ground floor comprises of an entrance hall, cloakroom, kitchen/breakfast room and three reception rooms. To the first floor there is the family bathroom and four generous double bedrooms, the main boasting a dressing area and en suite shower room.

money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.



Outside to the front there is a large driveway which provides substantial off road parking and access to the semi integral garage, whilst to the rear there is a good-sized mature and private garden

AGENTS NOTE: PLEASE BE ADVISED THAT THE GARAGE AND UNDER FLOOR SUB VOID HAVE BEEN PREVIOUSLY FLOODED IN 2024.

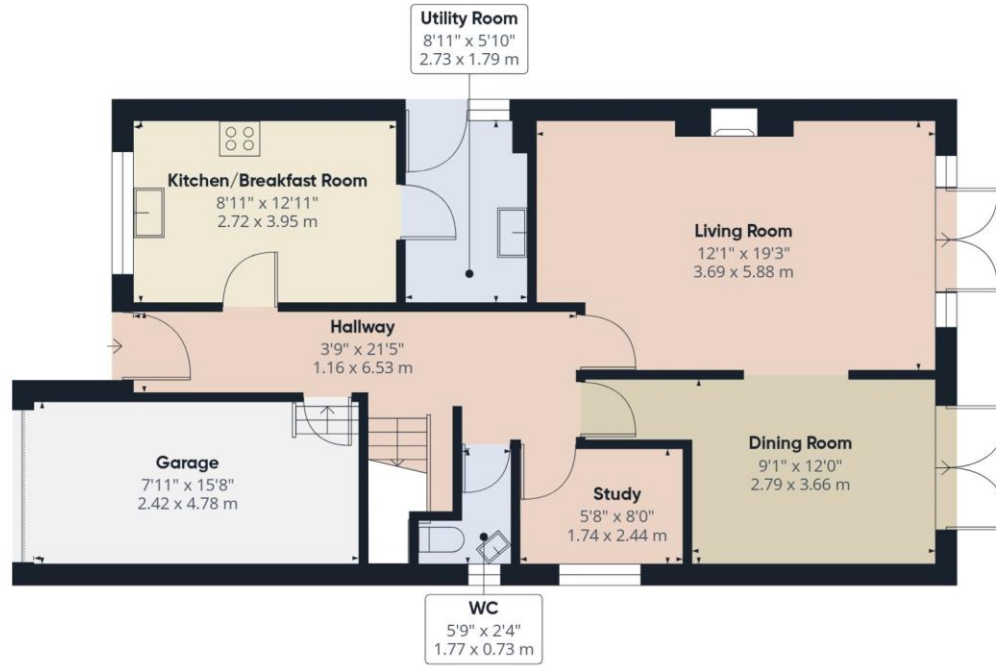
PLEASE ALSO NOTE NO FLOOD WATER ACTUALLY ENTERED THE MAIN HOUSE.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.



We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.

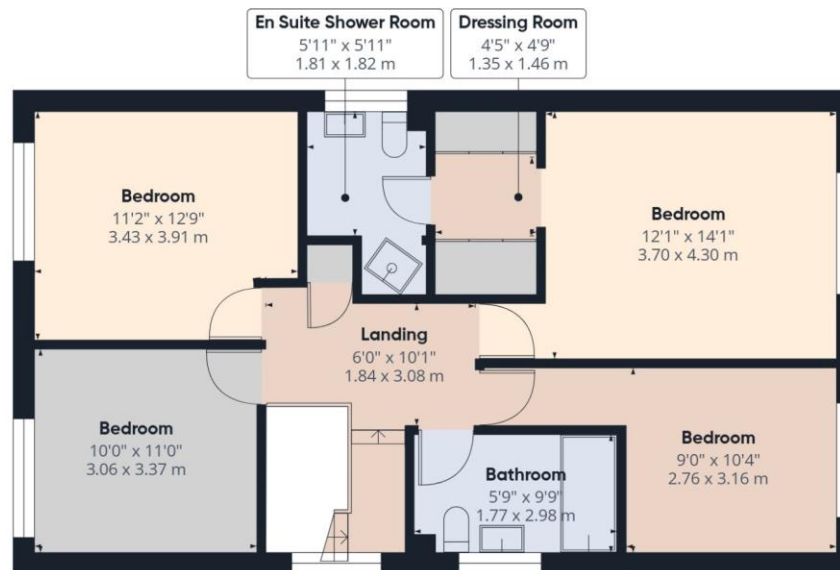
Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-



Floor 0

Approximate total area⁽¹⁾

1605 ft²
149 m²



(1) Excluding balconies and terraces

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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