



**25 Marshall Close, Purley On Thames, Reading, RG8 8DQ**  
**£495,000 Freehold**

sansome & george  
**sansome & george**  
Residential Sales & Lettings

- 4 Bedroom Link Detached Home
- Ground Floor Bedroom With Shower Cubical
- Kitchen
- Gas Radiator Central Heating
- Driveway Parking

- Living & Dining Room
- Study/Family Room
- 3 First Floor Bedrooms & Bathroom
- UPVC Double Glazed Windows
- Enclosed Rear Garden With Generous Side Plot

A well presented and spacious four-bedroom link-detached family home, ideally positioned in a highly sought-after cul-de-sac within the ever popular Purley Beeches area. This desirable residential location offers the perfect balance of peaceful surroundings and convenient access to local amenities, making it ideal for families and commuters alike.

The property is situated within easy reach of Tilehurst train station, providing excellent rail connections to London Paddington, while a variety of local shops and amenities are close by, including a Waitrose supermarket. The area is also well served by a selection of reputable schools and offers attractive riverside walks along the nearby Thames. Both Tilehurst and Pangbourne villages are easily accessible, with the property conveniently positioned between the two, offering a range of independent shops, cafés, restaurants and further services.

The accommodation is well laid out and offers versatile living space. Upon entering the property there is an entrance porch leading into a welcoming entrance hall. To the front aspect is a bright and comfortable living room, which flows through to a separate dining room, ideal for family meals and entertaining. The kitchen provides a practical space with views over the garden and leads to an additional family room or study, offering flexibility for modern living such as a home office, playroom or additional reception space.

A particular benefit of the ground floor layout is the presence of a fourth bedroom with its own shower cubicle, making it well suited for guests, multi-generational living, or those requiring ground floor accommodation.

The first floor comprises three further well proportioned bedrooms along with a family bathroom serving the upper level. Additional features include gas radiator central heating and UPVC double glazed windows throughout, contributing to comfort and energy efficiency.

Externally, the property enjoys a secluded and fully enclosed rear garden, offering a private outdoor space ideal for relaxing or entertaining. A generous side plot presents excellent potential for extension or further development, subject to the necessary planning permissions. To the front of the property there is driveway parking for several vehicles, providing convenient off road parking.

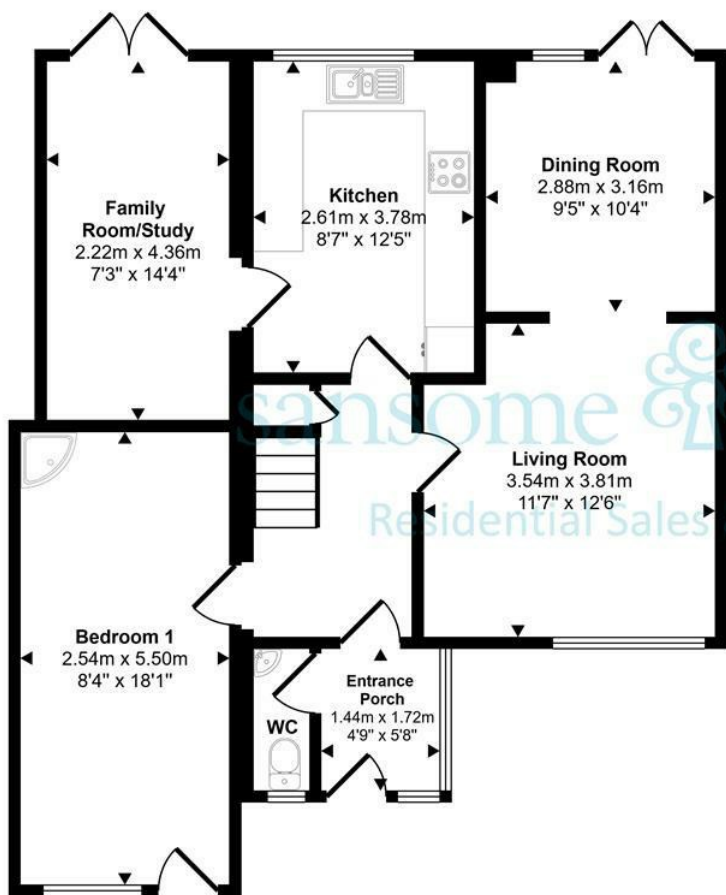
Overall, this property offers spacious and flexible accommodation in a highly desirable location, with excellent potential to further enhance and extend if desired.

Please contact Sansome & George Tilehurst branch to arrange an appointment to view.

Council Tax Band E - West Berkshire



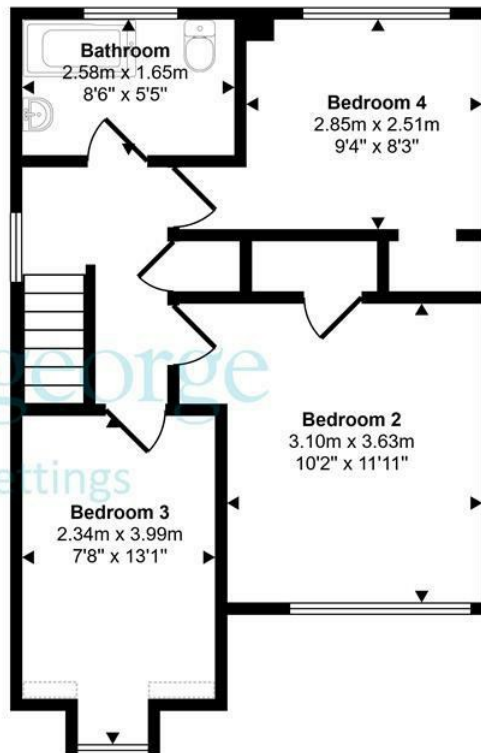
Approx Gross Internal Area  
114 sq m / 1227 sq ft



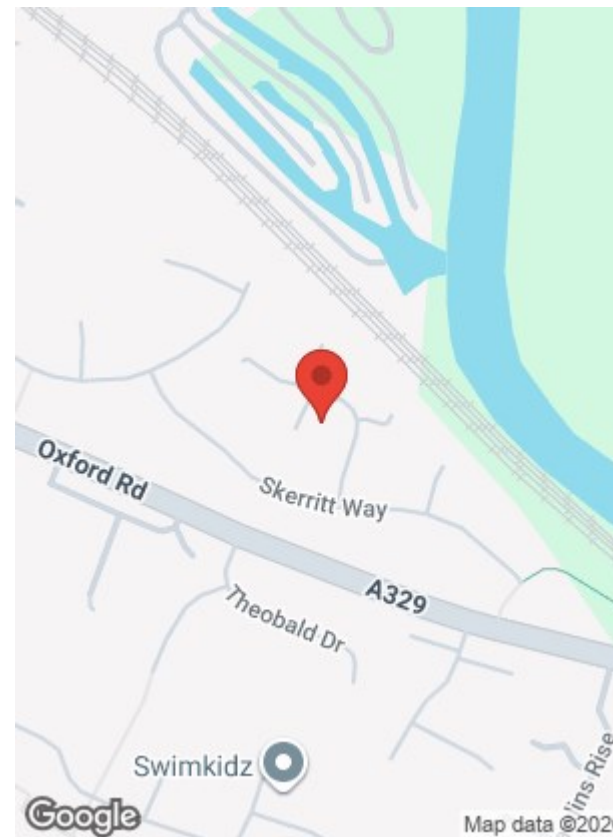
Ground Floor  
Approx 71 sq m / 768 sq ft

Denotes head height below 1.5m

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.



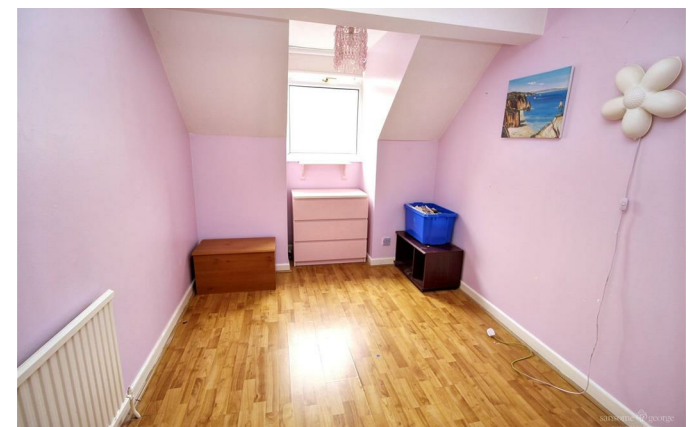
First Floor  
Approx 43 sq m / 459 sq ft



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>64</b>	<b>England &amp; Wales</b>
		<b>75</b>	EU Directive 2002/91/EC

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)