



**Adam House, 13 Glebe Road, Purley On Thames, Reading, RG8 8DP**  
**Guide Price £550,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- 3 Bedroom Extended Detached Home
- Front Aspect Living Room & Separate Dining Room
- Family Room/Study
- Gas Radiator Central Heating & UPVC Double Glazing
- Enclosed Southerly Aspect Rear Garden

- Entrance Hall & Ground Floor WC
- Rear Aspect Open Plan Kitchen Diner
- Family Bathroom & En Suite Shower Room
- Garage & Driveway Parking
- 2 Boarded Loft Rooms With Velux Windows

Nestled in the sought after village of Purley on Thames, this beautifully extended and immaculately presented three bedroom detached home offers an exceptional lifestyle opportunity.

Perfectly located close to Pangbourne, the River Thames, and scenic countryside walks in nearby Sulham, this property combines rural charm with modern living.

This property is ideal for families and professionals seeking a tranquil yet connected lifestyle. Enjoy riverside strolls, countryside views, and the vibrant amenities of nearby Pangbourne – all within easy reach. Tilehurst railway with links to central London and Junction 12 of the M4 motorway are both easily accessible.

Accommodation comprises entrance hall with ground floor WC, front aspect living room and separate dining room, spacious fitted kitchen/breakfast room leading to a family room/study with has direct access onto the garden and side aspect. Stairs rise to a long landing area which services three well proportioned bedrooms and spacious four piece split level family bathroom to include a shower cubical and corner bath. In addition, the main bedroom features an en-suite shower room and two separately approached loft rooms both with 'Velux' windows and drop-down accessible ladders.

The property has the added advantage of gas radiator central heating and UPVC double glazed windows.

To the front is a well maintained garden with a driveway providing ample parking for several vehicles leading to an attached garage with light and power.

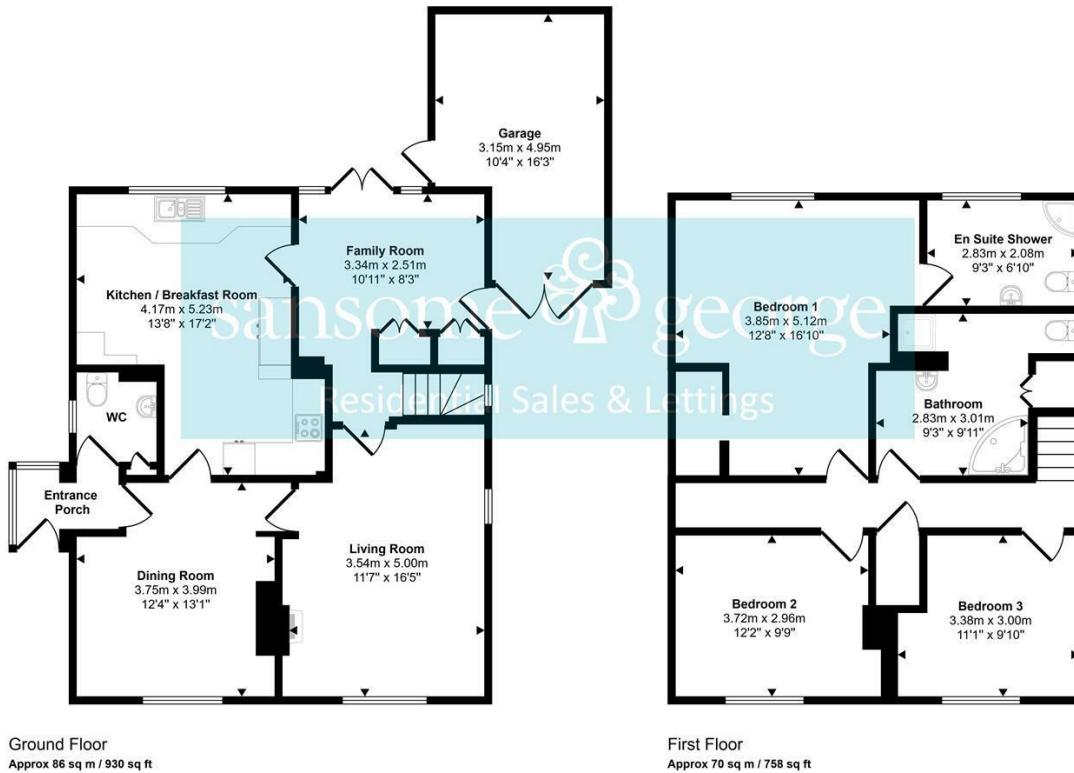
The rear has a well maintained fully enclosed southerly aspect garden which is mainly laid to lawn, well stocked with mature flowers and shrubs, decked area, greenhouse and a courtesy door which leads to a garage.

Please contact Sansome & George Tilehurst branch to arrange a viewing or to request further information.

Council Tax Band E - West Berkshire



Approx Gross Internal Area  
157 sq m / 1688 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.

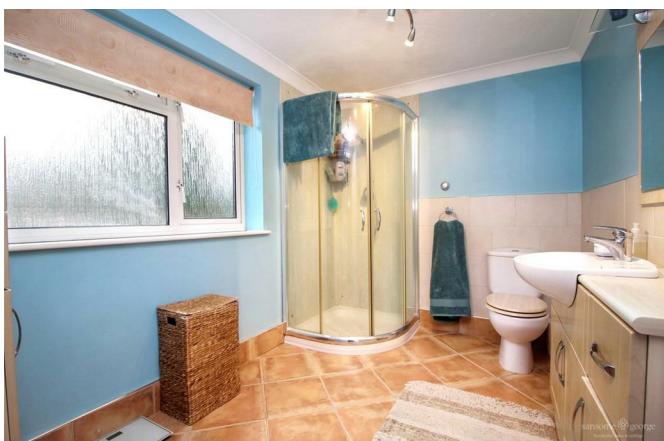


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

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