



57 Wintringham Way, Purley On Thames, Berkshire, RG8 8BH
£395,000 Freehold

sansome & george
Residential Sales & Lettings

- 3 Bedroom Extended Semi-detached Home
- Rear Aspect Kitchen Diner
- 3 Bedrooms
- Gas Radiator Central Heating
- Established Rear Garden

- Front Aspect Living Room
- Utility Room & Ground Floor WC
- Contemporary Bathroom
- UPVC Double Glazing
- Attached Garage & Driveway Parking

Nestled in the heart of the desirable village of Purley-on-Thames, this beautifully presented extended three bedroom semi-detached home offers the perfect blend of countryside charm and modern convenience.

Set within a friendly community, the property is just moments from scenic riverside walks and open countryside, ideal for outdoor enthusiasts and families alike. The popular Mad Duck Café is a local favourite, and frequent bus services ensure easy access to nearby towns and amenities.

Education is well catered for, with a respected Church of England primary school within walking distance. The vibrant village of Pangbourne, known for its independent shops and riverside pubs, is just a short drive away. For commuters, Tilehurst railway station offers direct links to Reading and London Paddington.

This is a fantastic opportunity to enjoy village living with excellent connections and a strong sense of community.

Accommodation comprises entrance hall, front aspect living room, rear aspect kitchen diner with direct access onto the rear garden, utility room and a ground floor WC. The first floor offers three bedrooms and a contemporary three piece bathroom.

The property features gas radiator central heating and UPVC double glazing throughout.

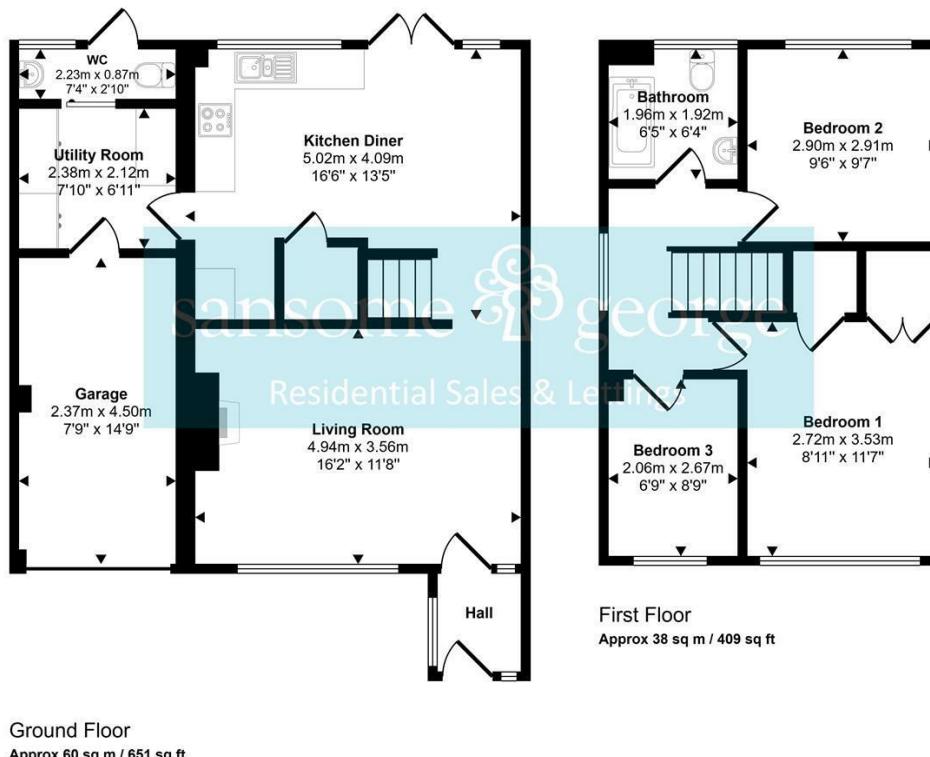
To the rear is a fully enclosed established garden with a patio area and well stocked with mature flowers and shrubs. The front has an attached garage with light and power and ample driveway parking.

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

Council Tax - Band D - West Berkshire



Approx Gross Internal Area
99 sq m / 1061 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.

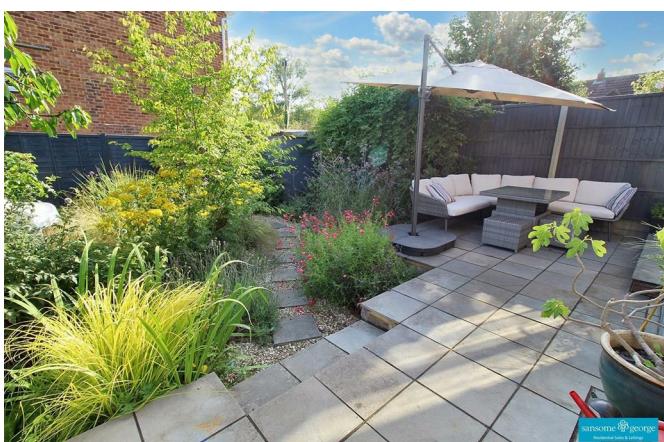
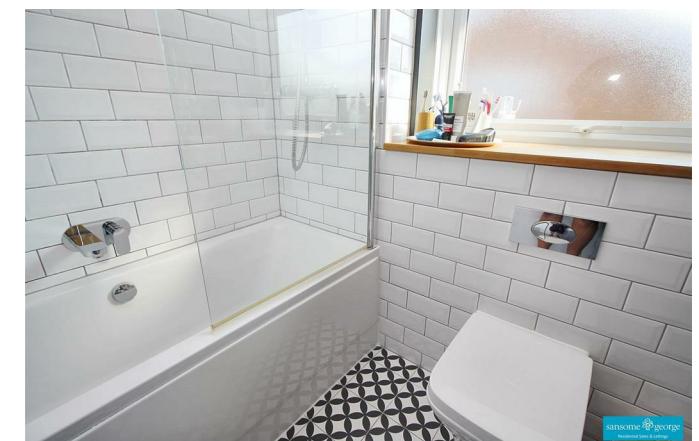
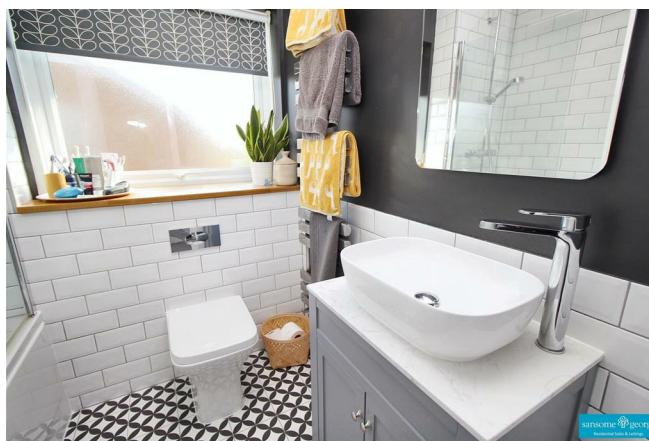


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	65	73
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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