

3 Bed Detached In Wintringham Way , Purley On Thames, RG8 8BH £595,000





SHORT DESCRIPTION

Property Ref- 14654 Key features- - No Onward Chain - 3 Bedroom Detached House - Spacious Living Room - Modern Family Bathroom - All Finishing: Natural Stone Tilling and Wood - Balcony with Impressive Views For sale with no onward chain, this much preloved three bedroom detached house comes to the market set in the favoured village of Purley on Thames within close proximity from Pangbourne Village and Tilehurst Station. The location has excellent local schools, miles of open countryside, riverside walks, community barn, local sports and socials clubs with excellent recreational facilities are all minutes away. Frequent bus services to Reading town centre and Tilehurst railway station with links to central London and Oxford. Inside: All ground floor- underfloor heating. Entrance hall (8 sq m) Oak staircase with wider than standard comfortable steps. Understairs - smart storage. Kitchen (12 sq m) Living room (30 sq m) Premium sound system, cinema projector and a remote control screen. Utility room (6 sq m) Conservatory (9 sq m) First floor- Master bedroom (20sq m) leads to the balcony Walk in wardrobe (6 sq m) Double bedroom (15 sq m) leads to the balcony Double bedroom (12 sq m) Bathroom (8 sq m) Original Jacuzzi Aura Corner 160 bubble bath for 2 people, Toto washlet, natural stone tilling, smart temperature setting control shower. Loft : boarded and insulated with the storage shelves installed. Outside- Garage (15 sq m) To the front is a driveway providing ample parking for the several vehicles. The rear is a well maintained sizeable garden. Outbuilding (30 sq meters) with an insulated wall and floor and a separate storage room. This outbuilding could be easily converted to an office space (electricity is in place). Completely new fences. House can be sold furnished (all oak furniture, fridge freezer, sound system) or unfurnished. Property Type- Detached Full selling price- £595000.00 Tenure- Freehold Council tax band- E EPC rating- C Measurement- 1464 sq.ft. Outside Space- Rear Garden, Balcony, Patio Parking- Garage, Driveway, Private, Off street Heating Type- Gas Central Heating, Underfloor Heating Chain Sale or Chain Free- Chain Free Possession of the property- Self occupied -----

3

Bed Room(s)

1

Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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