

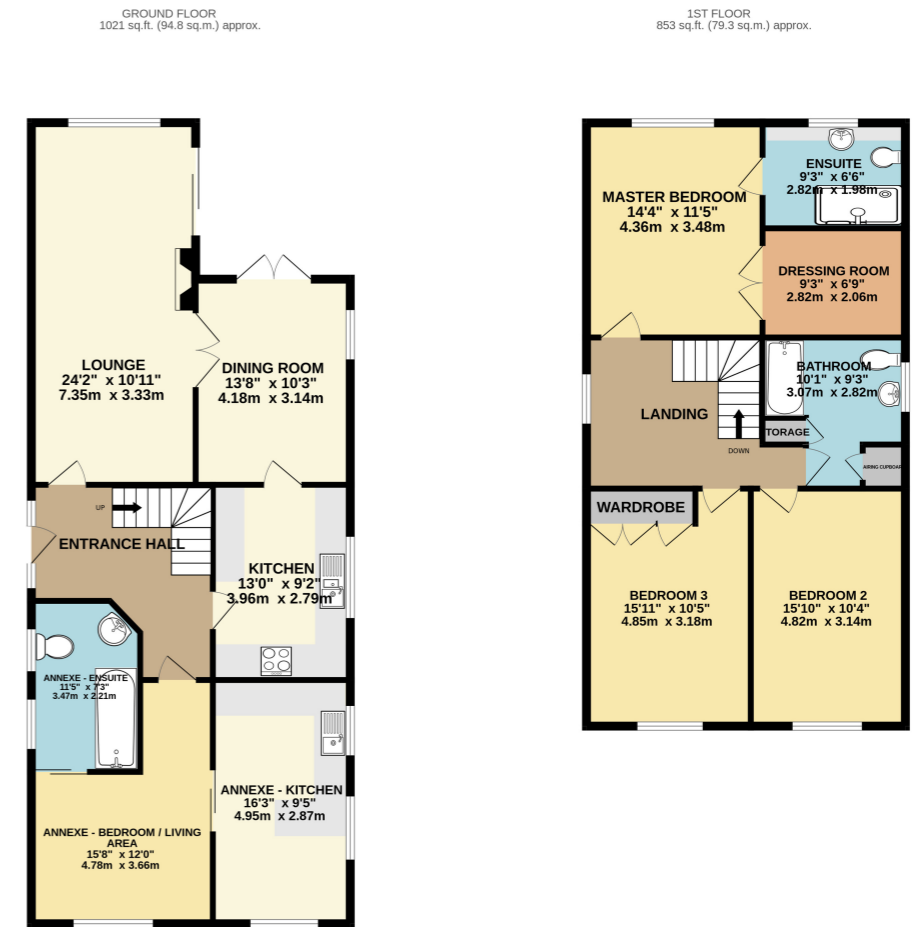


Chestnut Grove, Purley on Thames, Reading.

£630,000 Freehold

Arins Tilehurst - Offered to the market is this very well presented three / four bedroom detached family home found tucked away in the quiet area of Purley on Thames. The property is set within walking distance of the River Thames, while being close to bus route leading to Reading centre and is a reasonable distance from Pangbourne village centre and train station. Further accommodation includes two reception rooms, a refitted kitchen, an annexe comprising of a living area/bedroom, kitchen and ensuite, along with an ensuite to master on the first floor, and a separate refitted family bathroom. Other features includes double glazed windows, gas central heating, driveway parking for multiple vehicles, and a good sized enclosed rear garden.

- Three / Four Double Bedrooms
- Annexe Attached
- Two Reception Rooms
- Refitted Kitchen
- Ensuite To Master
- Refitted Bathroom
- Driveway Parking
- Enclosed Rear Garden



TOTAL FLOOR AREA: 1874 sq.ft. (174.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metronix Floorplan

## Property Description

### Ground Floor

#### Open Entrance Hall

Access into most ground floor rooms, stairs leading to first floor, tiled flooring, double radiator.

#### Living Room

24' 2" x 10' 11" (7.37m x 3.33m) Rear aspect double glazed window, two double radiators, television point, sliding doors into rear garden.

#### Dining Room

13' 8" x 10' 3" (4.17m x 3.12m) Side aspect double glazed window, laminate wood flooring, telephone point, double radiator, French doors into rear garden.

#### Kitchen

13' 0" x 9' 2" (3.96m x 2.79m) Range of base and eye level units, space for white goods, one and a half bowl with drainer, electric hob with extractor hood, downlights, side aspect double glazed window, tiled flooring, built in dishwasher.

#### Annexe - Living Area / Bedroom

15' 8" MAX x 12' 0" (4.78m x 3.66m) Front aspect double glazed window, double radiator, television point.

#### Annexe - Kitchen

16' 3" x 9' 5" (4.95m x 2.87m) Front and side aspect double glazed window, range of base and eye level units, single bowl with drainer, space for white goods / oven, double radiator.

#### Annexe - Ensuite

11' 5" x 7' 3" (3.48m x 2.21m) Two side aspect double glazed windows, tiled flooring and walls, heated towel rail, low level wc, wash basin, enclosed bath with shower, extractor fan.

### First Floor

#### Landing

Side aspect double glazed window, downlights, single radiator, loft hatch, access to all first floor rooms.

#### Master Bedroom

14' 4" x 11' 5" (4.37m x 3.48m) Rear aspect double glazed window, double radiator, downlights, walk-in dressing.

#### Walk-In Dressing Room

9' 3" x 6' 9" (2.82m x 2.06m)

#### Ensuite

9' 3" x 6' 6" (2.82m x 1.98m) Large walk in shower, low level wc, wash basin with vanity unit, heated towel rail, rear aspect double glazed window, shaving point, extractor fan.

#### Bedroom Two

15' 10" x 10' 4" (4.83m x 3.15m) Front aspect double glazed window, single radiator, television point.

#### Bedroom Three

15' 11" x 10' 5" (4.85m x 3.17m) Front aspect double glazed window, single radiator, television point, built in wardrobes.

#### Family Bathroom

10' 1" x 9' 3" (3.07m x 2.82m) Side aspect double glazed window, tiled walls and flooring, low level wc, enclosed bath with shower, wash basin with vanity, extractor fan, heated towel rail, airing cupboard, space for white goods.

### Outside

#### Driveway

Brick paved driveway providing off road parking for multiple vehicles surrounded by mature shrubs, side access into rear garden.

#### Rear Garden

Fence enclosed rear garden, decked area initially with steps down to lawned area, with patio and artificial grass at bottom of garden.

#### Council Tax Band