



Colyton Way, Purley on Thames, Reading.

£600,000 Freehold

Arins Tilehurst - Offered to the market is this well presented six bedroom detached family home found tucked away in the quiet area Purley on Thames. The property is set within walking distance of the river Thames, is close to bus route leading to Reading centre and is a reasonable distance from Pangbourne village centre and train station. Further accommodation includes a large open plan kitchen dining room, a living room, a sitting room, a study, a downstairs bedroom in an annex, a utility room, an en suite to the master bedroom, and a family bathroom. Other features include driveway parking for multiple vehicles, an integral garage, a beautifully landscaped rear garden, gas central heating and double glazed windows throughout.

- Six Bedrooms
- Open Plan Kitchen Dining Room
- Living Room
- Sitting Room
- Downstairs Bedroom/Third Reception Room
- En Suite to Master
- Driveway Parking For Multiple Vehicles
- Home Office



Property Description

Ground Floor

Entrance Hall

Front aspect double glazed window, laminated wood flooring, double radiator.

Living Room

17' 6" x 14' 2" (5.33m x 4.32m) Rear aspect double glazed window, sliding doors leading to rear garden, double radiator, TV point, telephone point, feature gas fireplace.

Sitting Room

10' 11" x 15' 1" (3.33m x 4.60m) Front aspect double glazed window, double radiator, TV point, telephone point.

Kitchen

17' 3" x 18' 0" (5.26m x 5.49m) Rear aspect double glazed window, side aspect double glazed window, range of base and eye level units, five point gas hob, 1.5 bowl sink with draining board, built in dish washer, two built in ovens, space for fridge freezer, partly tiled walls and tiled floor, downlights,.

Dining Room

9' 4" x 10' 4" (2.84m x 3.15m) Two side aspect double glazed windows, double radiator, tiled floor, door leading to rear garden.

Bedroom Six/Reception Room 3

8' 9" x 19' 9" (2.67m x 6.02m) French doors leading to garden, double radiator.

Study

5' 10" x 7' 3" (1.78m x 2.21m) Front aspect double glazed window, single radiator, telephone point.

Utility Room

5' 9" x 4' 2" (1.75m x 1.27m) Space for washing machine, space for tumble dryer, downlights, double radiator.

WC

2' 6" x 6' 3" (0.76m x 1.91m) Low level wc, comer wash basin, partly tiled walls, extractor fan, laminated wood flooring.

Garage

11' 7" x 17' 10" (3.53m x 5.44m) Side aspect double glazed window, up and over garage door, power, boiler.

First Floor

Landing

Offers access to all first floor bedrooms, the family bathroom, the airing cupboard and the loft. One roof window, dingle radiator.

Bedroom One

10' 11" x 12' 3" (3.33m x 3.73m) Roof window, double radiator, access to eaves storage, access to en suite, TV point.

En Suite

6' 11" x 7' 6" (2.11m x 2.29m) Roof window, shower cubicle, low level wc, wash basin with vanity unit, partly tiled walls, downlights, extractor fan.

Bedroom Two

10' 6" x 8' 4" (3.20m x 2.54m) Roof window, double radiator.

Bedroom Three

10' 0" x 10' 0" (3.05m x 3.05m) Roof light, double radiator, tv point, access to eaves storage.

Bedroom Four

9' 10" x 9' 9" (3.00m x 2.97m) Roof window, double radiator, tv point, access to eaves storage.

Bedroom Five

7' 11" x 8' 2" (2.41m x 2.49m) Roof window, double radiator.

Family Bathroom

9' 11" x 8' 2" (3.02m x 2.49m) Roof window, corner shower cubicle, jacuzzi style bath, low level wc, wash basin with vanity unit, partly tiled walls and tiled floor, downlights, double radiator, extractor fan.

Outside

Rear Garden

Beautifully maintained fence enclosed rear garden that comprises of a large raised patio to the rear of the property that leads down onto a good sized lawn surrounded by mature planting beds. there is a second patio to the side of the lawn that is correctly a seating area covered by a trellis. The property benefits from having large trees to the rear of the garden that greatly adds to the privacy.

Parking

Driveway parking for multiple vehicles.

Council Tax Band