

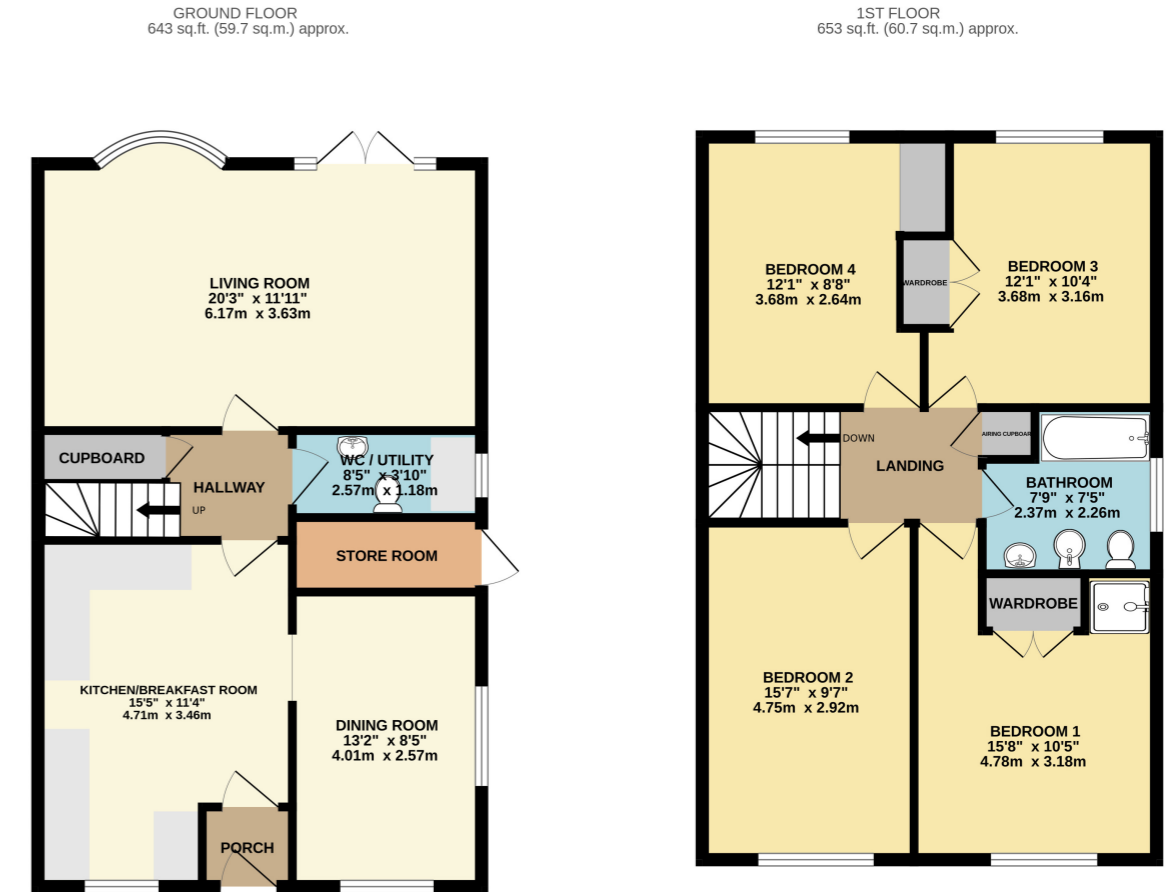


Chestnut Grove, Purley on Thames, Reading.

£475,000 Freehold

Arins Tilehurst - Offered to the market is this four double bedroom semi-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 living room, dining room, kitchen breakfast room, downstairs wc/utility room, and a family bathroom. Other features include a good sized fence enclosed rear garden, driveway parking for multiple vehicles, an oil fed boiler, and double glazed windows throughout.

- Four Double Bedrooms
- Kitchen / Breakfast Room
- Dining Room
- Living Room
- Four Piece Bathroom Suite
- Driveway Parking
- Landscaped Rear Garden
- Short Walk To The River Thames



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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.
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Property Description

Ground Floor

Porch

4' 0" x 3' 10" (1.22m x 1.17m)

Living Room

20' 3" x 11' 11" (6.17m x 3.63m) Rear aspect double glazed bay window, two rear aspect double glazed windows, French doors leading to rear garden, TV point, double radiator, single radiator, laminated wood flooring.

Dining Room

13' 2" x 8' 3" (4.01m x 2.51m) Front aspect double glazed window, side aspect double glazed window, double radiator, laminated wood flooring.

Kitchen Breakfast Room

15' 5" x 11' 4" (4.70m x 3.45m) Front aspect double glazed window, range of base and eye level units, single bowl sink with draining board, space for white goods, space for cooker, extractor hood, partly tiled walls, laminated wood flooring.

Downstairs WC / Utility

8' 5" x 3' 10" (2.57m x 1.17m) Side aspect double glazed window, low level wc, pedestal wash basin, boiler, space for whitegoods, single radiator, tiled floor.

Hallway

Stairs leading to first floor, under stairs cupboard, laminated wood flooring.

First Floor

Landing

Offers access to all bedrooms and the bathroom. Airing cupboard, loft hatch.

Bedroom One

15' 8" x 10' 5" (4.78m x 3.17m) Front aspect double glazed window, built in wardrobe, shower cubicle, single radiator.

Bedroom Two

15' 7" x 9' 7" (4.75m x 2.92m) Front aspect double glazed window,

single radiator.

Bedroom Three

12' 1" x 10' 4" (3.68m x 3.15m) Rear aspect double glazed window, single radiator, built in wardrobe.

Bedroom Four

12' 1" x 8' 8" (3.68m x 2.64m) Rear aspect double glazed window, two ethernet ports, built in wardrobe, single radiator.

Family Bathroom

7' 9" x 7' 5" (2.36m x 2.26m) Side aspect double glazed window, low level wc, pedestal wash basin, bidet, panel enclosed bath with electric shower, tiled floor and partly tiled walls.

Outside

Garden

Good sized fence enclosed rear garden that comprises of a large patio to the rear of the property that leads onto a good sized lawn surrounded by mature trees, shrubs and bushes. At the rear of the

garden you come to a brick built shed and a greenhouse. The property also benefits from a side access.

Parking

Driveway parking for multiple vehicles.

Council Tax Band

E

