

SANSOME &  
**GEORGE**

Residential Sales & Lettings

[www.sansome-george.com](http://www.sansome-george.com)

## Chesnut Grove, Purley On Thames, Reading, Berkshire. RG8 8BU



**£390,000 - Freehold**

### West & Central Reading

298 Oxford Road  
Reading RG30 1AD

**0118 958 3333**

email: [reading@sansome-george.com](mailto:reading@sansome-george.com)

### Tilehurst & Purley

1 The Parade, Knowsley Road  
Tilehurst RG31 6FA

**0118 942 0500**

email: [tilehurst@sansome-george.com](mailto:tilehurst@sansome-george.com)

### Lettings & Management

298 Oxford Road  
Reading RG30 1AD

**0118 939 1999**

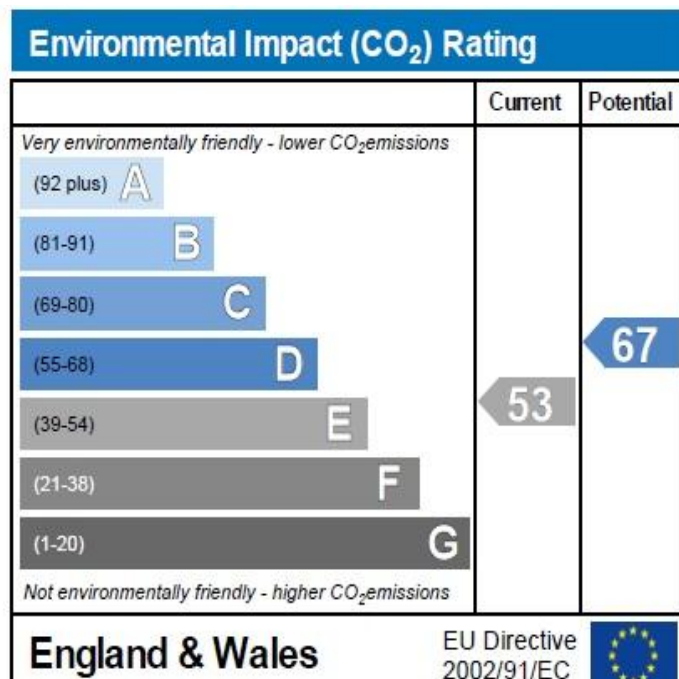
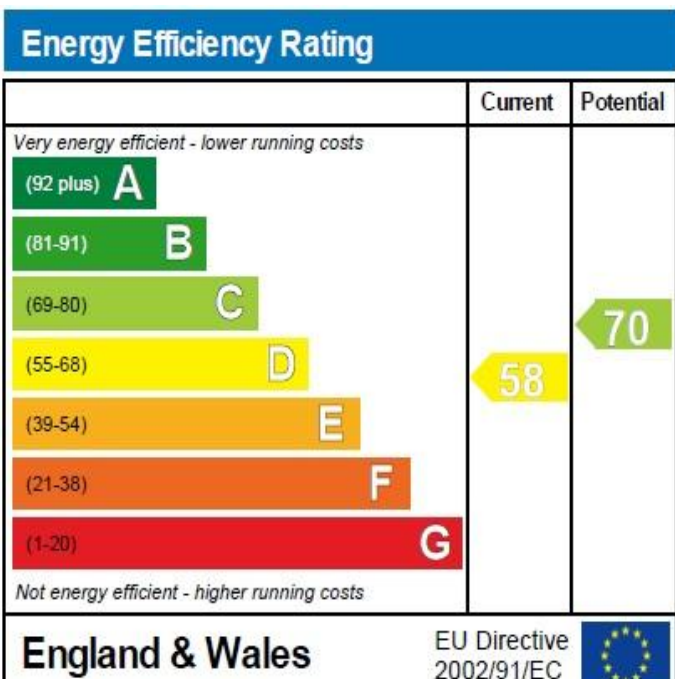
email: [lettings@sansome-george.com](mailto:lettings@sansome-george.com)

Associated Offices at: Theale, Tadley, Bramley and Mortimer Mortgage Department: 0118 945 1600

# Chestnut Grove, Purley On Thames, Reading, Berkshire. RG8 8BU

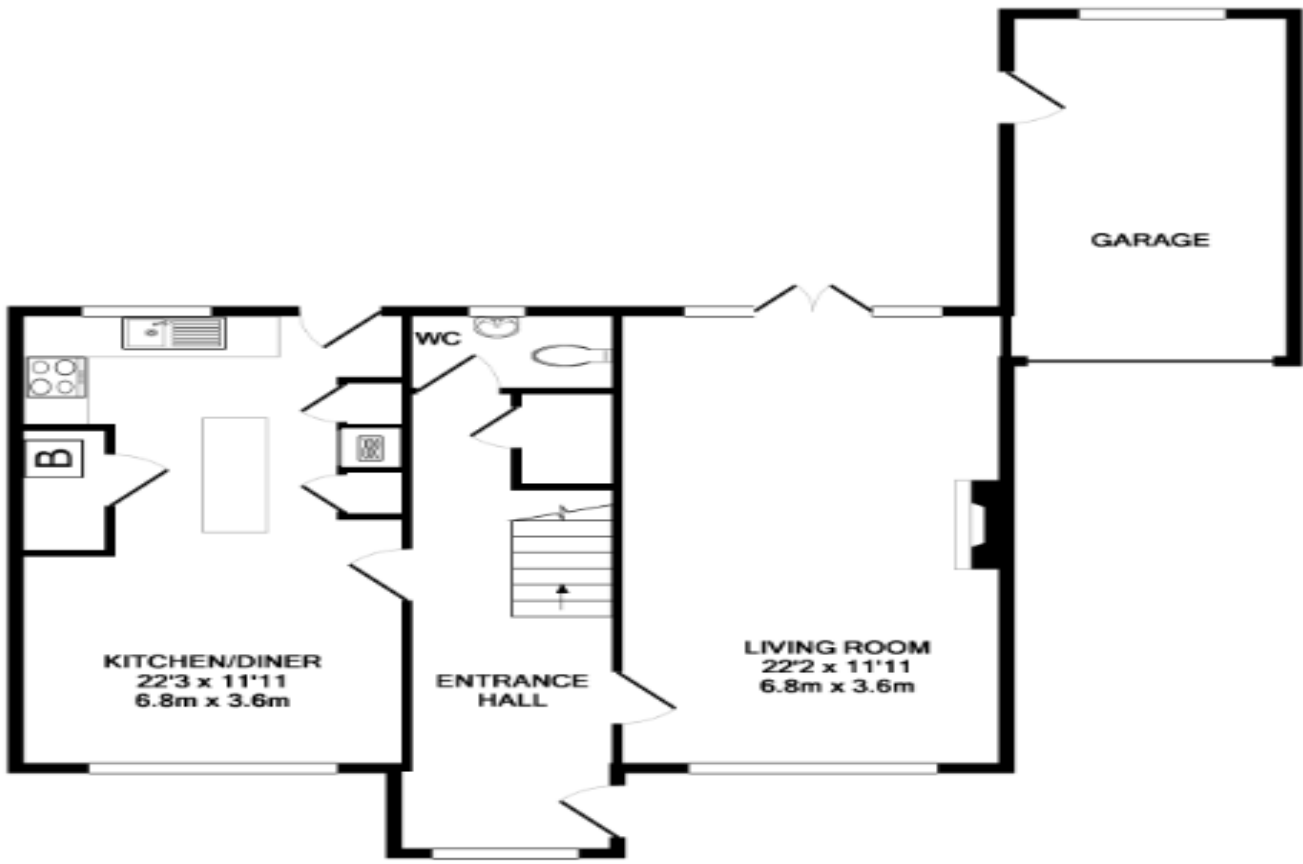
An attractive three bedroom detached home, located in a sought after Thames side village just moments away from miles of picturesque riverside meadows. Positioned on a much larger than average plot this elevated home enjoys a delightful rear garden. Features include 22' Living room, 22' Kitchen/diner, ground floor WC, spacious first floor bathroom, three double bedrooms with en suite shower to master, first floor study, gas radiator central heating and UPVC double glazed windows. This fine home has the added benefit of ample driveway parking and a single attached garage.

Viewings are highly recommended – Please contact Sole selling agents in Tilehurst & Purley Office on 0118 942 0500.

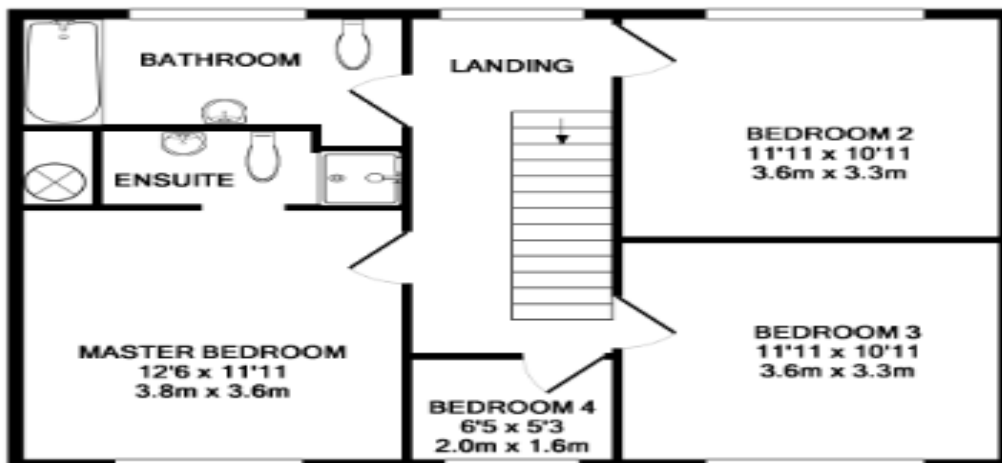


**West Berkshire Council, Council Tax - Band E £1,820.88 (2011/2012)**

# Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 847 SQ.FT.  
(78.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 661 SQ.FT.  
(61.4 SQ.M.)

## PURCHASER'S NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



**(N.B minutes walk)**