

# SANSOME & GEORGE

Residential Sales & Lettings

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## Chestnut Grove, Purley on Thames, Reading, RG8 8BU



Miles of riverside walks await the new purchasers of this deceptively spacious and very well presented Four 'double' Bedroom Home. Features include a Ground Floor W/C, modern fitted Kitchen and separate Utility, 11' Conservatory, spacious four piece Bathroom with multi function walk-in Shower, En-Suite Shower to Master Bedroom and a good sized rear garden. Reputable schools, bus services, Tilehurst Train Station and miles of open countryside are located minutes away.

Please call our Tilehurst & Purley-on-Thames Office (0118) 9420 500

### £319,950

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# Chestnut Grove, Purley-on-Thames, I

- APPROACH** Covered Entrance Porch with hardwood part frosted glazed door to:-
- 20' ENTRANCE HALL** Two radiators, stairs to first floor, coved ceiling, wall mounted thermostat control for central heating, under stairs cupboard with alarm system, doors to:-
- CLOAKROOM** Double glazed frosted window to front aspect, low level WC, wash hand basin with marble tiled splash back, coved ceiling.
- DINING AREA** (13'8" x 9'6") Double glazed window to rear aspect, double radiator, coved ceiling, wall mounted lights, double dimmer switch, feature brick arch to Living room.
- CONSERVATORY** (11'6" x 9'6") UPVC double glazed windows, radiator, laminate stripped wood effect floor, UPVC double glazed French doors to rear garden
- LIVING ROOM** (15'5" x 13'7") Double glazed sliding patio door to rear garden, double radiator, dimmer switches, various wall mounted lights, TV points.
- STUDY** (6'6" x 5'9") Radiator, telephone point, coved ceiling, power points.
- KITCHEN** (12'8" x 9'3") Double glazed window to front aspect, single drainer stainless steel sink unit with cupboards below, a further range of under lit high and low level matching units with ample rolled edge work top surfaces and tiled surrounds, integrated stainless steel four ring gas hob with electric oven below and stainless steel chimney style filter hood over with glass panel, integrated 'Smeg' dishwasher, space for 'fridge freezer, 'Spanish' ceramic tiled floor, coved ceiling, radiator.
- UTILITY** (8'6" narrowing to 5'8" x 6'5") Double glazed part frosted door to side aspect, single drainer stainless steel sink unit with cupboards below, a further range of modern style high and low level matching units with rolled edge work top surfaces, radiator, 'Spanish' ceramic tiled floor, wall mounted gas fired boiler, courtesy door to Garage.
- STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING** with double glazed window to front aspect, access to Loft space via ladder, sizeable airing cupboard housing pump for power showers, factory lagged hot water cylinder and slatted shelving. Doors to:-



**BEDROOM 1** (13'6" x 13'5") Double glazed window to rear aspect, radiator, TV socket, coved ceiling, door to:-

**EN-SUITE SHOWER ROOM**

(6'7" x 6') Re-fitted three piece suite comprising quadrant shower cabin with multi jet shower and controls, pedestal wash hand basin with marble tiled splash back and vanity mirror over with integrated lights, low level WC, radiator, extractor fan.



**BEDROOM 2** (13'7" x 12'1") Double glazed window to rear aspect, radiator, TV point, coved ceiling.

**BEDROOM 3** (12'9" x 9'4") Double glazed window to front aspect, radiator, coved ceiling.

**BEDROOM 4** (9'3" x 8'7") Double glazed window to front aspect, radiator, coved ceiling.



**BATHROOM** (10'1" x 8'7") Double glazed frosted window to side aspect, chrome heated towel rail, low voltage down lighters. Re-fitted matching four piece suite comprising panel enclosed bath with tiled ledge and surround, low level W/C with push button flush, pedestal wash hand basin with splash back, walk in shower cubicle with multi function controls body jets and fixed and removable heads.



**OUTSIDE**

**GARAGE** (19'2" x 8'8" max.) Integral with metal up and over door, staircase leading to Utility Room, via lockable door, two neon strip lights, gas and electric meters.

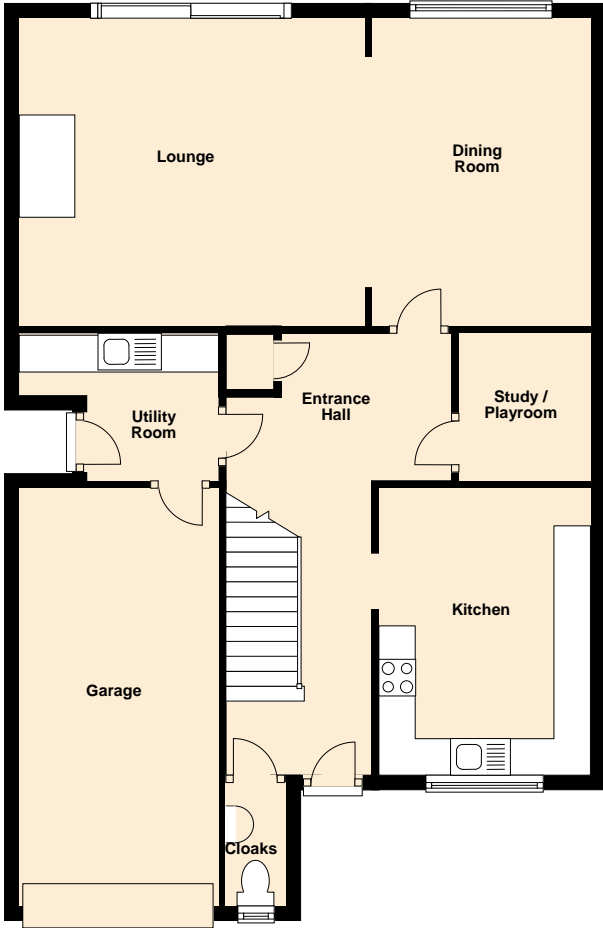
**GARDENS** **TO THE FRONT** Low maintenance area, enclosed by low level fencing, twin five bar gates, open plan side access, mature trees.

**TO THE REAR** Full width paved patio leading onto a lawn garden, various borders with mature trees, rockery area, exterior light, outside tap, side access, enclosed by wood paneled fencing.

**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 (eg 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 (eg carpets, curtains, etc) will be included in the sale.

**Ground Floor**



**First Floor**

