

SANSOME & GEORGE

Residential Sales & Lettings

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Chestnut Grove, Purley-on-Thames, Reading, Berkshire. RG8 8BU



Located within 5 minutes walk of The River Thames and miles of open countryside, this individual Detached property enjoys a self contained 1 Bedroom Annex ideal for relatives, teenagers or private rental occupation. The principal house offers a spacious Kitchen, Living Room with Dining Area, Utility Room and Cloakroom, 3 'well proportioned' Bedrooms and four piece Bathroom. The property is complemented further by a versatile Workshop / Store Room, Double Garage, well tended Front & Rear Gardens as well as ample driveway parking. Tilehurst & Purley-on-Thames Office (0118) 9420 500

£355,000

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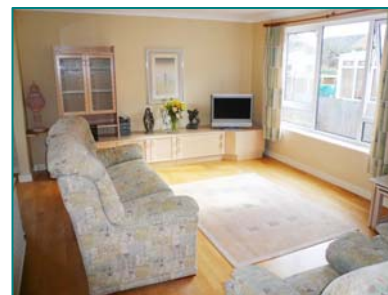
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Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

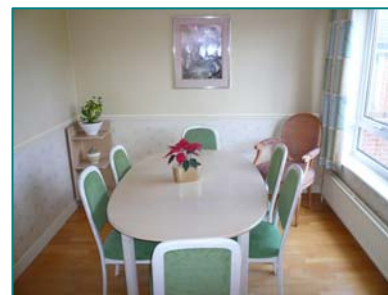
ENTRANCE PORCH Stairs to Annex and door to:-

HALLWAY Coved ceiling and double radiator. Stairs lead down to Lower Ground Floor and turning staircase leads up to First Floor Landing. Sliding door to Kitchen and door to:-



LIVING ROOM (16'6" x 12'1") Side aspect UPVC double glazed window, coved ceiling, radiator, stripped wood effect laminate flooring and two TV points. Arch opens to:-

DINING AREA (8'9" x 8'6") Rear aspect UPVC double glazed window, coved ceiling, radiator, and stripped wood effect laminate flooring. Door to:-



KITCHEN (17'1" x 7'4") Front aspect UPVC double glazed window, fitted with a comprehensive range of matching high and low level units with ample rolled edge work top surfaces (incorporating breakfast bar) with tiled surrounds, one and a quarter bowl single drainer inset sink unit, built in four ring gas hob with filter hood over and integrated double oven and four ring gas hob with filter hood over, integrated dishwasher and integrated fridge.



STAIRCASE GIVES ACCESS TO LOWER GROUND FLOOR LOBBY with tiled floor and UPVC double glazed side aspect courtesy door to Rear Garden. Doors to Utility Room and:-

CLOAKROOM Low level WC and wall mounted wash hand basin, fitted high level storage cupboard, extractor fan, fully tiled walls and floor.

UTILITY ROOM (13'5" x 8'5" max.) Internal window to Office / Store Room, radiator, ceramic tiled floor, single bowl single drainer stainless steel sink unit, plumbing for automatic washing machine and appliance space for tumble dryer, wall mounted gas fired boiler serving central heating and domestic hot water.

WORKSHOP /
STORE ROOM (9'2" x 7'5") Front aspect UPVC double glazed window, light and power.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING Side aspect UPVC double glazed picture window, double radiator, built in storage cupboard and doors to:-

BEDROOM 1 (16'6" x 8'9") Rear aspect UPVC double glazed window, coved ceiling, radiator, telephone point and a range of fitted wardrobes with matching high level storage cupboards and matching dresser.

BEDROOM 2 (11'8" x 8'4") Rear aspect UPVC double glazed window, coved ceiling, radiator.

BEDROOM 2 (13'7" x 12'1") Rear aspect UPVC double glazed window, coved ceiling, radiator and TV point.

BEDROOM 3 (9'5" x 8'6") Front aspect UPVC double glazed window, radiator and coved ceiling with inset ceiling hatch providing access to Loft space.

BATHROOM

Side aspect UPVC double glazed frosted window, radiator, extractor fan. Matching four piece suite with tiled surrounds comprising twin grip panel enclosed bath, low level W/C, vanity unit with inset wash basin and storage cupboard below and tiled shower cubicle. Built in linen/storage cupboard.



ANNEX

HALLWAY

Inset ceiling hatch providing access to Loft space and built in storage cupboard. Doors to Shower Room and:-

LIVING ROOM

(19' x 18'10" max.) Dual aspect L-shaped room with front and rear aspect UPVC double glazed windows, coved ceiling, three radiators, TV point, door to Bedroom and:-



KITCHEN

(7'5" x 7'3") Front aspect UPVC double glazed window, radiator, fitted with a range of matching high and low level units with rolled edge work top surfaces with tiled surrounds, single bowl single drainer stainless steel sink unit, appliance space for cooker and fridge.

BEDROOM

(11'2" x 8'4") Rear aspect UPVC double glazed window, coved ceiling, radiator and a range of fitted wardrobes with matching drawers.

SHOWER ROOM

(7'1" x 5'4") Side aspect UPVC double glazed window and heated towel rail. Matching three piece suite with tiled surrounds comprising quadrant shower cubicle, low level W/C and vanity unit with inset wash basin with storage cupboard below.



OUTSIDE

DOUBLE GARAGE

(18'6" x 17'5") Twin metal up and over door, light and power, car vacuum point and built in storage cupboard. Door to Workshop / Store Room and rear aspect courtesy door to Rear Garden.

GARDENS

TO THE FRONT Small lawn area with magnolia tree, driveway parking for 4/5 cars, decorative featured lamp post. Steps up to Front Door.

TO THE REAR Various sections, comprising paved patio, three lawn sections, green house with power, three garden shed, exterior lights, mature shrubs, gated side access, sizeable under house storage.



