

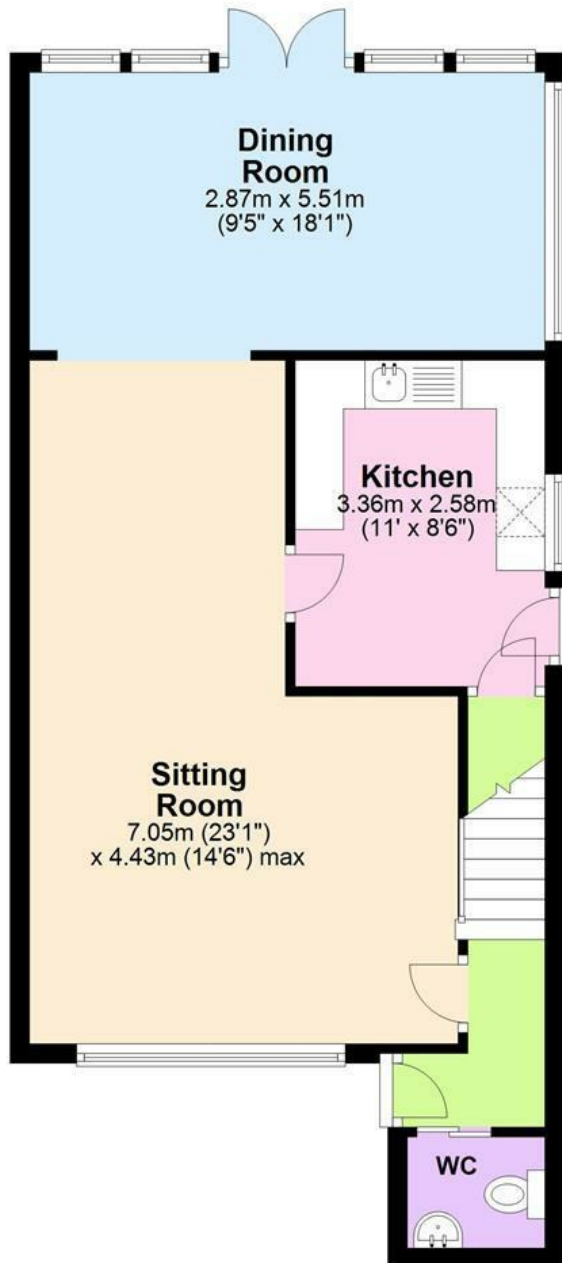


P.W.

19, Primrose Close
Purley On Thames
www.patrickwilliams.co.uk

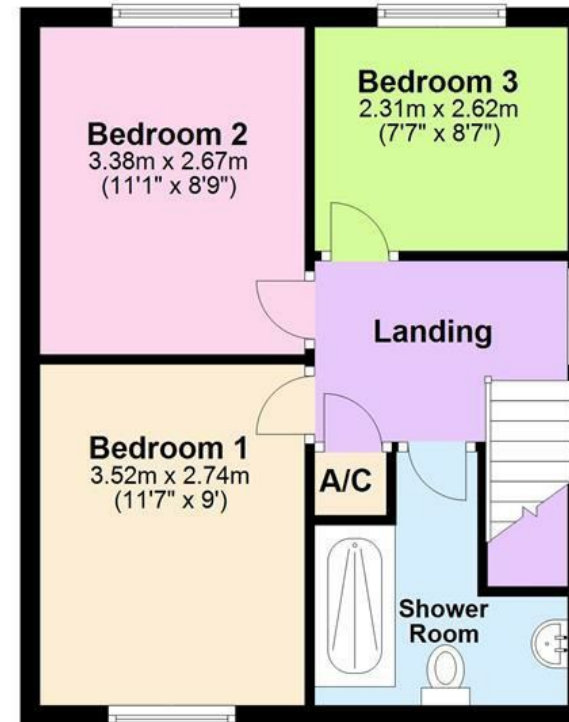
Ground Floor

Approx. 56.9 sq. metres (612.1 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.1 sq. feet)



Total area: approx. 94.8 sq. metres (1020.2 sq. feet)

19, Primrose Close, Purley On Thames, Berkshire, RG8 8DG

£380,000 Offers In Excess Of

Three bedroom semi-detached on large corner plot- fantastic potential.

Overview

With the advantage of a large garden plot offering great potential for further extension/development (subject to obtaining planning), this three-bedroom semi-detached home is offered for sale with no chain. Occupying an elevated position at the head of a pleasant Cul De Sac, the property offers an extended 33' open plan living/dining room, kitchen, and cloakroom. Upstairs are three good size bedrooms plus a modern shower room/wet room.

Outside is driveway parking and the main garden lies to the side of the property which is laid to lawn and stocked with mature fruit trees and shrubs.

Location Purley

The property is set in a popular residential area within minutes' walk of open countryside and within an OFSTED excellent primary school catchment area. Purley has a thriving and active community with two shops and a general store including Post Office within a short walk of the property. A monthly farmers' market, history society, horticultural and sports clubs are available at the barn. The River Thames and Mapledurham lock are a short walk. Nearby Pangbourne village offers a wealth of shops, restaurants, pubs and other amenities. Major supermarkets are all within a 5-10 minute drive.

Schools Purley

Purley on Thames has two schools, an infants and primary school and Denefield Secondary school. Purley Primary Church of England Village school and Long Lane primary are highly regarded both with an excellent OFSTED report.

Transport Links Purley

Regular frequent buses to Reading, Tilehurst and Pangbourne
5 mins drive to Tilehurst or Pangbourne mainline stations
45 mins drive to Heathrow
J12 M4 5 miles
Reading 4 miles, Pangbourne 1.5 miles, Oxford 31 miles

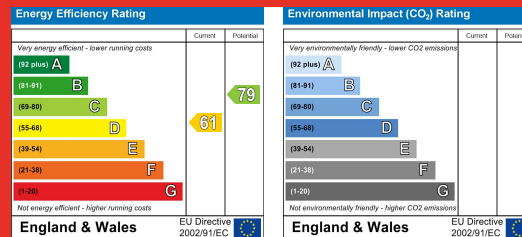




Viewing by appointment only.

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Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.