

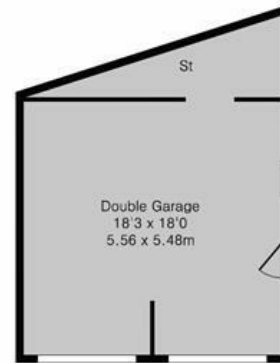


P.W.

**10, Duncan Gardens**  
Purley On Thames  
[www.patrickwilliams.co.uk](http://www.patrickwilliams.co.uk)



Approximate Gross Internal Area 2627 sq ft – 244 sq m  
 Ground Floor Area 1074 sq ft – 100 sq m  
 First Floor Area 751 sq ft – 70 sq m  
 Second Floor Area 417 sq ft – 39 sq m  
 Garage Area 386 sq ft – 36 sq m



Garage



Second Floor



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



# 10, Duncan Gardens, Purley On Thames, Berkshire, RG8 8DW

## £875,000

### Overview

Situated within a highly sought-after cul de sac, and just a few minutes walk from the River Thames, a rare opportunity to purchase this substantial five-bedroom detached home offering versatile accommodation, ideal for a large or expanding family. This lovely home has been improved and extended to a high standard by the current owners and must be seen to be appreciated. The ground floor consists of four reception rooms: a sizeable bay-fronted dining room with double doors connecting to the family room which has double doors connecting through to the kitchen/dining room overlooking the garden, along with a utility/boot room and cloakroom. Also on the ground floor is a dual-aspect living room with patio doors to the garden, plus a good size study/home office. On the first floor, are three double bedrooms. The master bedroom is dual aspect with fitted wardrobes and has a modern four-piece ensuite bathroom with a jacuzzi bath and separate shower cubicle, and the remaining bedrooms on this floor all benefit from fitted wardrobes. The stylish family bathroom has recently been refitted with a quality, contemporary four-piece suite. On the top floor are two further double bedrooms, both with extensive fitted storage plus an additional bathroom. Large detached garage with workshop, enclosed garden, ample parking.

### Outside

The property has a pleasant garden to the front, with a generous driveway to the side providing ample parking for several vehicles. The rear garden is fully enclosed, laid to lawn with a good size patio

### Garage

Substantial detached garage measuring 18'3 x 18'3 having twin up and over doors, light, and power along with store/workshop extension to the rear. There is additional storage space within the attic space of the garage.

### Location

Duncan Gardens is located within walking distance of Tilehurst mainline station and also just a short walk from the River Thames and Mapledurham lock/recreation area. Purley village has a small convenience store, the popular Mad Duck cafe, and Goosecroft recreation area which is home to Purley cricket and football club. Pangbourne village centre is just over a mile away and offers many cafes, pubs, and independent shops, plus the mainline station.

### Schools

There is an excellent choice of schools nearby, such as Long Lane Primary, Purley Church Of England infants, Westwood Farm infants/juniors, and St Paul's Catholic primary. Denefield is the secondary catchment school and is within walking distance.



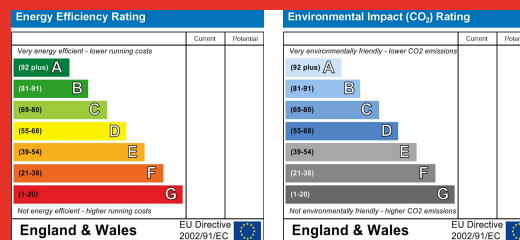




Viewing by appointment only.

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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.