



## Purley Rise, Purley on Thames, RG8

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Offers in excess of: **£525,000**

To be advised

# Purley Rise, Purley on Thames, RG8

Offers in excess of: **£525,000**

- 90ft Rear Garden
- Approximately 0.2 Acre Plot
- Views Across The Mapledurham Valley
- Extended To The Rear
- Smartly Presented Throughout
- Three Sizeable Bedrooms
- Large Reception Spaces

PARKERS - 360° VIRTUAL TOUR AVAILABLE - A smartly presented three bedroom detached home set on an impressive plot of approximately 0.2 acres, with striking views across towards Mapledurham.

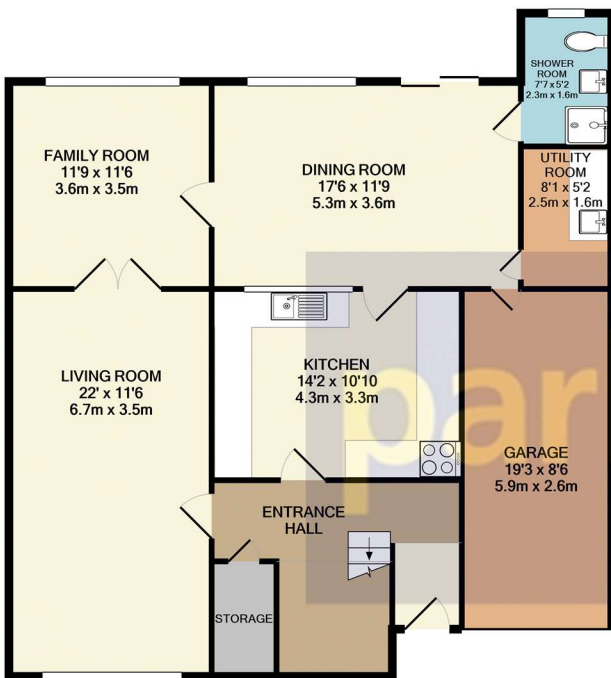
Set on the edge of Purley-on-Thames with views across the Mapledurham Valley, this three bedroom detached family home comes to market in smart order throughout.

The accommodation is set over two floors and includes: a spacious entrance hall, large living room, rear aspect snug (or playroom), dining room utility room and a ground floor cloakroom. To the first floor there is a sizeable master bedroom with walk-in wardrobe, two further double bedrooms and a family bathroom.

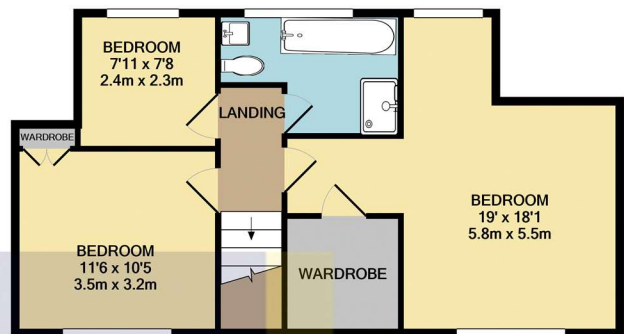
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	74
England, Scotland & Wales	EU Directive 2002/91/EC	

To the rear the established garden extends to 90ft in length and has impressive views; there is a raised patio, lawn area and mature borders. To the front there is off-road parking for multiple vehicles and access to the integral garage.

The property is set in the pretty, riverside village of Purley-on-Thames; set between Pangbourne and Reading with facilities all within a short distance. Tilehurst railway station is about a 1.4 miles away and is



GROUND FLOOR  
APPROX. FLOOR  
AREA 1138 SQ.FT.  
(105.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 563 SQ.FT.  
(52.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1701 SQ.FT. (158.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

