



Village Properties

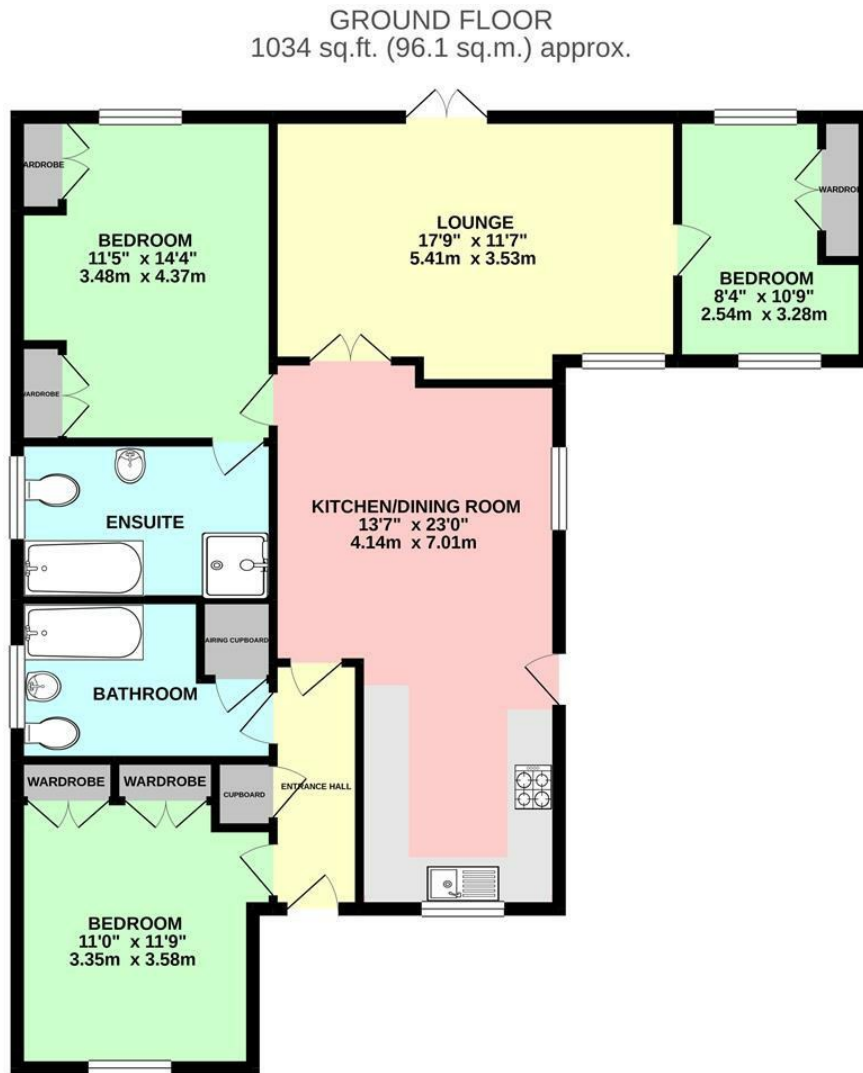
Molehill, Westbury Lane
Purley On Thames, RG8 8DL

Guide price £465,000 Freehold



VillageProperties.co.uk

Molehill Westbury Lane



TOTAL FLOOR AREA: 1034 sq.ft. (96.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given.

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DESCRIPTION:

VP - Presented to the market is this three bedroom detached bungalow located in a highly sought after rural lane just a mile outside Pangbourne village. The property comprises entrance hallway, bedroom two with built in cupboards, refitted kitchen/dining room, living room, bedroom one with an en suite, separate bathroom and bedroom three. Externally there is ample off road parking and the rear garden is enclosed, mainly laid to lawn with a patio area and storage sheds.

Purley on Thames is a riverside village between Pangbourne and Reading with facilities all within a short walk or drive. Tilehurst railway station is about 10 to 15 minutes walk away and is just one stop from Reading with its frequent 25 minute non-stop service to London Paddington, and J12 of the M4 is about three miles away. There is a large Waitrose in Tilehurst and Purley lies on the Thames long-distance footpath.

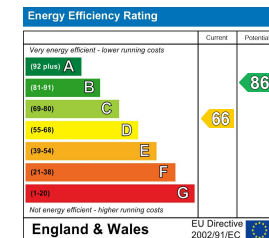
SUMMARY OF ACCOMMODATION:

- DETACHED BUNGALOW
- WEST FACING GARDENS
- EN SUITE TO MASTER BEDROOM
- REFITTED KITCHEN
- STUNNING COUNTRYSIDE WALKS
- LANDSCAPED GARDENS

ADDITIONAL INFO:

Approx net floor area: 96.1 sq.m/ 1034 sq.ft
Local Authority: West Berkshire Council Tax
Band: D

Approx. Distances:
 Tilehurst Railway Station: 1.4 Miles
 Pangbourne Railway Station: 1.6 Miles



VIEWING STRICTLY BY APPOINTMENT:

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