



31 St. Marys Avenue
Purley On Thames, RG8 8BJ



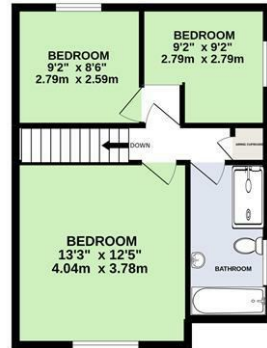
Offers in excess of £435,000 Freehold

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31 St. Marys Avenue

GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1200 sq.ft. (111.5 sq.m.) approx.

While 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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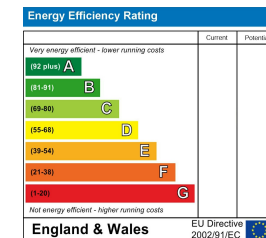
DESCRIPTION:

VP - Presented to the market is this three bedroom semi detached house located within a short walk to Tilehurst train station, Mapledurham Valley and the River Thames offering miles of open countryside and beautiful walks. The property comprises entrance hallway, refitted kitchen, living/dining room and sun room. On the first floor there are three bedrooms and stunning refitted bathroom suite. Externally the rear garden has a side access gate, lawn/patio area and an office/outbuilding with power and light. The property has off road parking, storage under the stairs to the front door. The garage has a high ceiling point and mezzanine storage has been created.

SUMMARY OF ACCOMMODATION:

- THREE BEDROOMS
- GARAGE
- OFFICE/OUTBUILDING
- REFITTED KITCHEN
- SEMI DETACHED
- OFF ROAD PARKING
- SIDE ACCESS
- SUN ROOM

ADDITIONAL INFO:



VIEWING STRICTLY BY APPOINTMENT:

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