



**SKERRITT WAY, PURLEY-ON-THAMES, READING, RG8 8DD**  
**£440,000 FREEHOLD**

**A FOUR BEDROOM LINK DETACHED FAMILY HOME AT THE END OF THIS QUIET CUL DE SAC HALF A MILE FROM TILEHURST TRAIN STATION**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)



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**DESCRIPTION:**

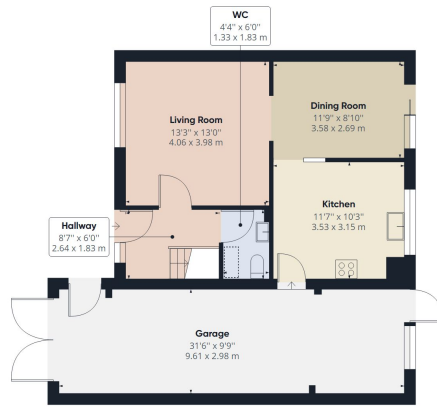
This four bedroom link detached family home is set at the end of this quiet cul de sac and is one of three similar homes set beside the Thames Path which gives easy access to lovely walks along the River Thames. Tilehurst Train Station with its direct links into Reading in just five minutes and London Paddington in 45 minutes is just a half a mile away. There are also some excellent local schools nearby including, Westwood Farm infant and junior schools, Long Lane Primary and Denefield Secondary Schools. The Thames side village of Pangbourne with its bars, cafes and restaurants is just 2.5 miles and a large Waitrose can be found on the Oxford Road just over a mile away. The property is set in an elevated position with driveway parking to the front. Ground floor accommodation comprises an entrance hall of which there is a wc and access into the bright lounge. The lounge opens into a dining area which is set beside the fitted kitchen which gives access to the large double length integral garage which has potential to create further living space. On the first floor there are four bedrooms, including three doubles all with built in wardrobes and one with extensive storage space in the eaves. The fourth bedroom would be suitable as a home office or nursery. A family bathroom completes the first floor. To the rear of the property there is a secluded garden with a raised lawn area and patio at a lower level ideal for entertaining and which can be accessed from a set of patio doors in the dining room as well as the rear of the garage. The property is ideally situated for a growing family requiring access to great local amenities and transport links and is for sale with no chain complications.

**AT A GLANCE**

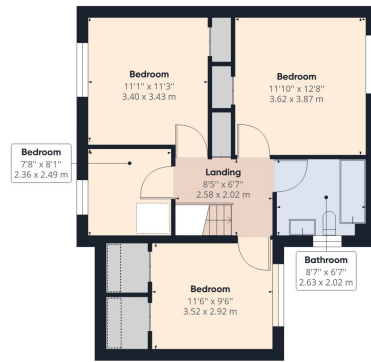
- Four Bedroom Link Detached Home
- Walk to Tilehurst Train Station and River Thames
- Lounge
- Dining Room
- Fitted Kitchen
- Double Length Integral Garage
- Secluded Rear Garden
- First Floor Bathroom and Ground Floor WC
- No Chain







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1417.90 ft<sup>2</sup>  
131.73 m<sup>2</sup>

Reduced headroom

16.15 ft<sup>2</sup>  
1.50 m<sup>2</sup>

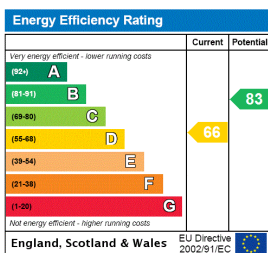
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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