



**COLYTON WAY, READING, BERKSHIRE, RG8 8BL
OFFERS IN EXCESS OF £400,000 FREEHOLD**

VERSATILE 2/3 BEDROOM DETACHED BUNGALOW WITH CONVERTED LOFT ,AMPLE PARKING AND POTENTIAL TOO IMPROVE

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DESCRIPTION:

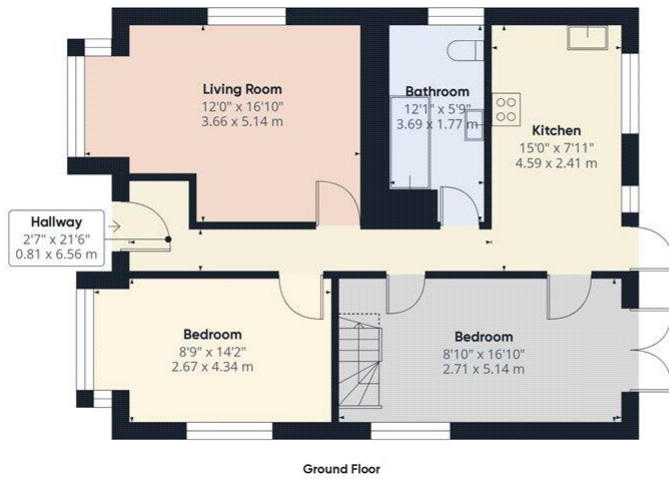
Situated in the desirable Purley on Thames area, this detached chalet bungalow boasts a generous driveway providing parking for multiple vehicles. The ground floor features a welcoming living room, bedroom, dining area, well-equipped kitchen, and a main bathroom, ensuring comfortable living spaces. The converted loft currently serves as a bedroom with a WC and storage area, offering versatility in accommodation. With potential to transform the loft into two additional bedrooms or a luxurious master bedroom with an ensuite bathroom, the property offers scope for personalisation. Outside, the fully enclosed garden provides a private outdoor sanctuary with room for enhancements. Ideally located close to local amenities, schools, and transport links, this charming village property offers a perfect blend of tranquillity and convenience. Don't miss the opportunity to explore the potential of this delightful home - book a viewing today.

AT A GLANCE

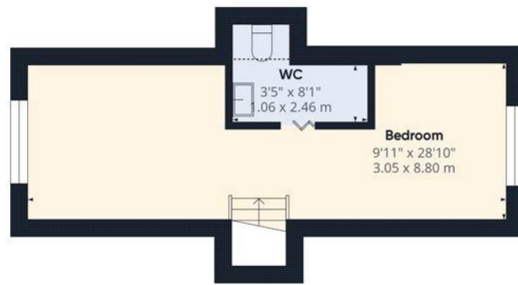
- Detached Bungalow
- Driveway Parking For Multiple Vehicles
- Converted Loft Room Currently Used As A Bedroom and Storage Area With WC
- Fully Enclosed Mature Garden
- Two Reception Rooms
- Ground Floor Bathroom
- Village Location
- Versatile Property With Scope To Improve







Ground Floor



Floor 1

Approximate total area^m
 984.15 ft²
 91.43 m²
Reduced headroom
 15.43 ft²
 1.43 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

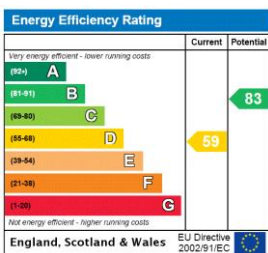
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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