



A delightful four bedroom family home situated in a sought after Sonning address close to Blue Coat school. This attractive bay fronted home is located on the Old Bath Road and is set amongst a mix of impressive family homes and will appeal to purchasers seeking a prime address with excellent access to local amenities. The well-planned accommodation incorporates three reception rooms alongside a well-fitted kitchen breakfast room whilst upstairs there are four bedrooms. The house is set within established gardens which enjoy a high degree of privacy with gated driveway parking. Ideally positioned within walking distance to Sonning village and within convenient reach of Woodley, Twyford, Henley and Reading with business parks and M4 easily accessible.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Sitting room and Dining room each with fireplace and exposed floorboards
- Study; Shower-utility room, Boot room
- Kitchen-breakfast room with oven and hob
- Family bathroom; Two WC's; EPC rating: D
- Gated driveway with single garage
- Four bedrooms





## Further details

### Garden

To the front of the property there is a lawned garden with shrub beds and side gate access to the rear garden. To the rear of the property is a lawned private garden enclosed by hedgerow and panel fences that incorporates a brick paved patio with established shrub beds.

### Parking & Garage

A gated gravelled driveway provides generous off-road parking and leads to a single garage.

### Additional information (Part B)

#### Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast - Fibre to the cabinet (FTTC)

For an indication of specific speeds and supply of broadband and mobile, we recommend buyers go to the Ofcom website "Broadband and mobile coverage checker"

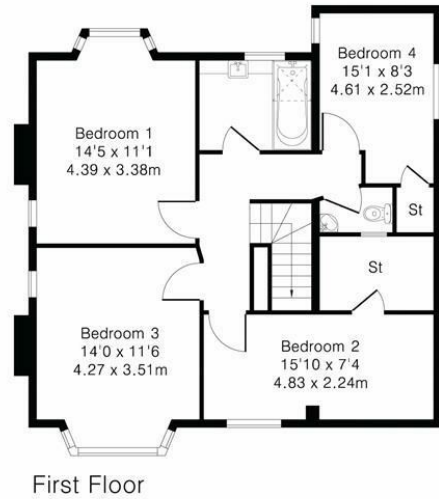
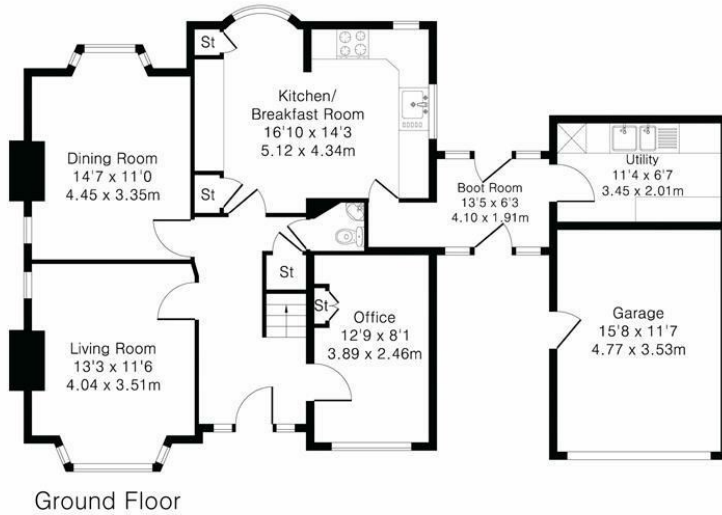
### Additional information (Part C)

#### Flooding

We understand the flood risk summary for the the area around the property is considered high risk for surface water flooding, for further information please check the gov.uk website "long term flood risk"

# Floorplan

Approximate Gross Internal Area 1635 sq ft – 152 sq m  
 Ground Floor Area 974 sq ft – 91 sq m  
 First Floor Area 661 sq ft – 61 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net  
 0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.