

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**KENNYLANDS ROAD,
SONNING COMMON, RG4 9JR**

Price Guide £800,000

An elegant double fronted detached family residence offered for sale with no onward chain. Recently updated providing four bedrooms, 26ft sitting room, living room, dining room and fitted kitchen. Occupying a large level secluded garden, positioned centrally in this sought after village with nearby schools and amenities

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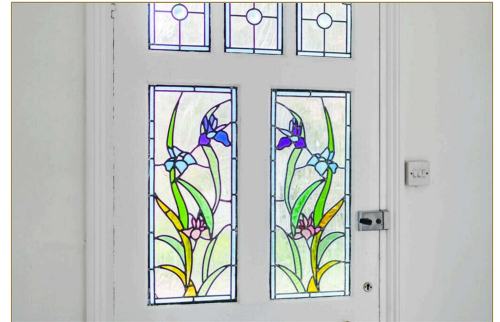
ENTRANCE

Canopied porch with quarry style step and stained glass front door to



ENTRANCE HALL

With radiator, staircase to first floor, door to



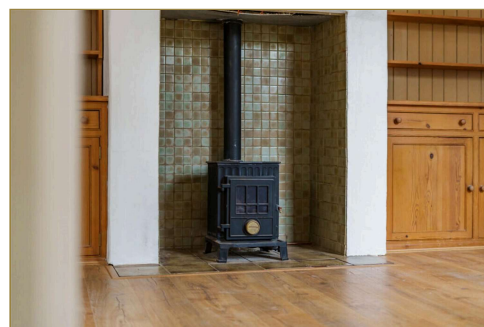
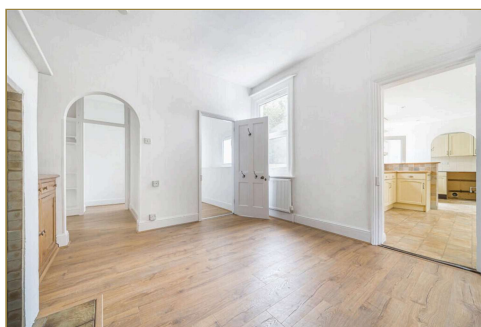
SITTING ROOM

With front aspect feature double glazed bay window and central fire place with hearth surround and mantel over, original coved ceiling and picture rails, radiator



LIVING/DINING ROOM

Spacious triple aspect room with double glazed windows including feature double glazed bay and rear double glazed French doors to patio and garden, with three radiators, central fireplace with hearth carved surround and mantel over with real fire facility, two wall light points, door to



INNER HALLWAY

With understairs storage cupboard

CLOAKROOM

With W.C., wash hand basin, radiator and rear aspect obscure double glazed window

ARCHWAY FROM INNER HALLWAY THROUGH TO MORNING/BREAKFAST ROOM

Dual aspect with double glazed windows, radiator, central wood burning stove with twin recess dressers with cupboard space and shelving, door to

STUDY

With rear aspect obscure double glazed window

FITTED KITCHEN

Comprising single drainer double bowl non scratch sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces contrasting tiled surrounds, inset four ring gas hob with extractor hood above and integrated double oven, plumbing for dishwasher, integrated fridge and separate integrated freezer, with dual aspect double glazed windows and matching double glazed kitchen door to patio and garden.

Archway through to

**UTILITY ROOM**

With dual aspect double glazed windows, base and eye level units including single drainer stainless steel sink, wall mounted gas boiler

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR GALLERIED LANDING

With access to loft space above and front aspect double glazed window

**BEDROOM ONE**

With front aspect double glazed window, radiator and twin fitted double wardrobes, picture rails

**BEDROOM TWO**

With dual aspect double glazed windows, two radiators, fitted double wardrobe, picture rails, courtesy strip light



BEDROOM THREE

Dual aspect double glazed windows, radiator, built in cupboard

**INNER LANDING**

With built in linen cupboard and further built in airing cupboard housing pressurised hot water cylinder and slatted shelving

BEDROOM FOUR

With rear aspect double glazed window, radiator

BATHROOM

Comprising four piece modern suite with corner bath, wash hand basin, W.C., separate corner shower, fully tiled walls, with heated towel rail and twin rear aspect obscure double glazed windows

**OUTSIDE**

At the rear of the property is a generous level and secluded garden predominately laid to lawn with mature evergreens to the rear providing excellent screening and seclusion, with large paved patio adjacent to the property, access front to rear either side of the property via wooden gate with large level lawned garden extending approximately 80ft together with timber fenced enclosures

**OUTSIDE**

The front of the property is entered via a sweeping in and out pea shingled driveway serving number 1, 1a and 1b. Central front garden area with maturing trees and shrubs with parking in front of the property for a number of vehicles

DIRECTIONS

Leave Caversham via the Peppard Road through Emmer Green proceeding for around four miles to Sonning Common bearing left into Kennylands Road proceeding for around 1.5 miles where the property can be found on the right hand side

SCHOOL CATCHMENT

Sonning Common Primary School
Bishopswoods School
Maiden Erlegh Chiltern Edge

COUNCIL TAX

Band G

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

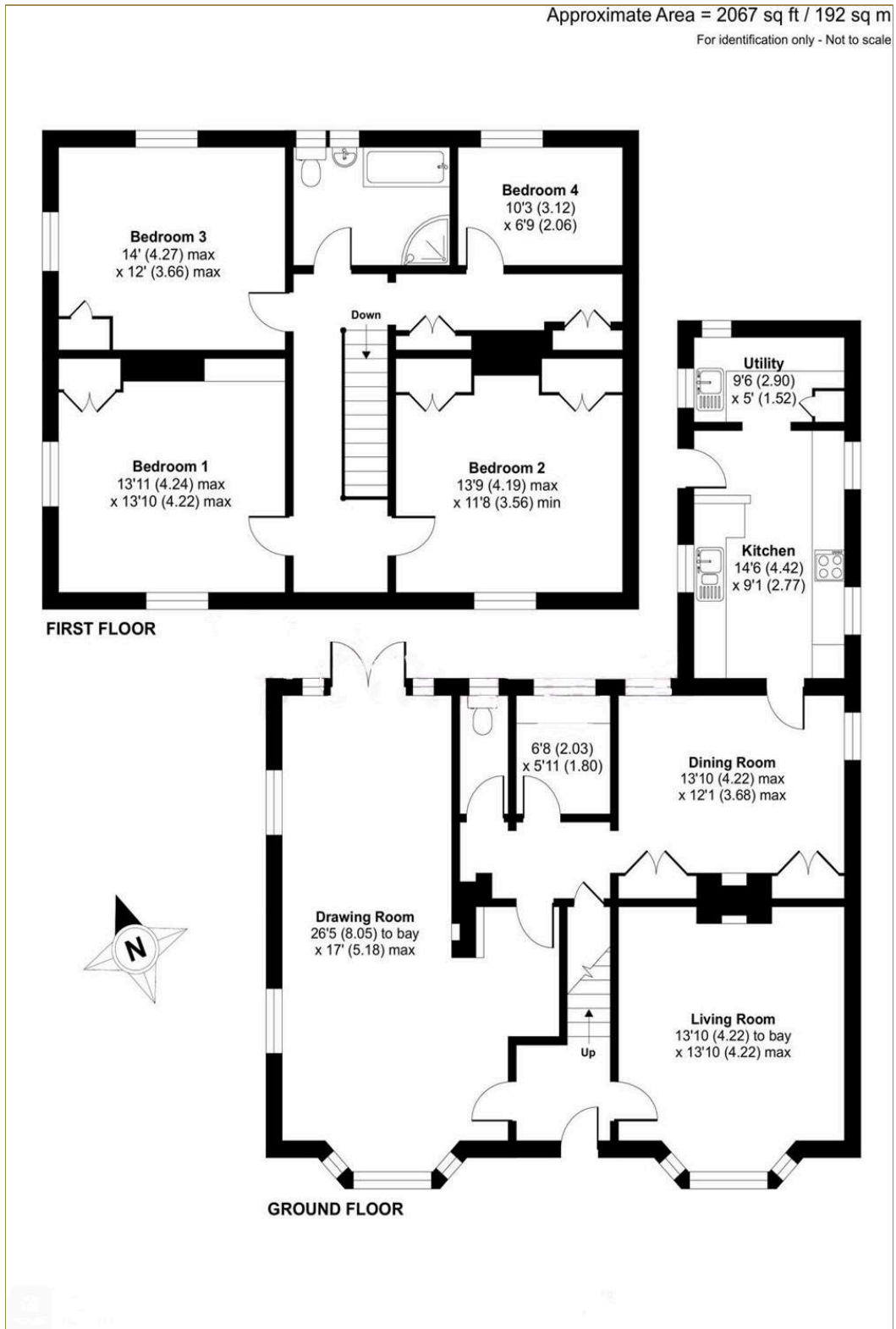
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating E

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0123-2835-7046-9708-2355>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

