

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**BASKERVILLE ROAD,  
SONNING COMMON, RG4 9LS**

**£600,000**

A three bedroom detached bungalow with a super rear garden situated in popular position only a 4 minute level walk to local shops, health centre and nearby bus stops. Includes living/dining room, conservatory, 15ft kitchen/breakfast room, bathroom and separate cloakroom, garage with excellent parking. No onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

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**ENCLOSED ENTRANCE PORCH**

9ft entrance with side aspect and door to:

**ENTRANCE HALL**

Two storage cupboards, radiator, hatch to loft space



**LIVING/DINING ROOM**

Radiator, with large sliding patio doors to:



**CONSERVATORY**

Of brick and UPVC construction, overlooking the rear garden with door to outside



**KITCHEN/BREAKFAST ROOM**

Fitted with a range of cupboards and drawers with accompanying worktops, built in double electric oven, fitted electric hob with extractor hood over and further appliance space. Room for table and chairs, rear aspect, tiled floor and door to outside



**BEDROOM ONE**

Front aspect, built in double wardrobe, radiator



**BEDROOM TWO**

Side and rear aspect, radiator



**BEDROOM THREE**

Front aspect, radiator



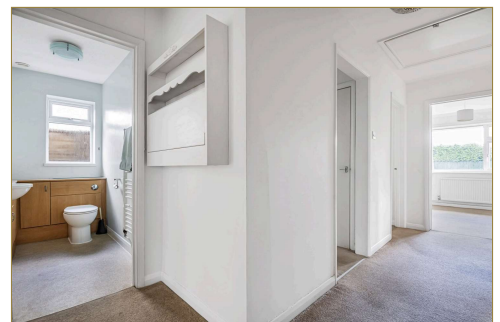
**BATHROOM**

Four piece suite comprising: panelled bath, separate shower cubicle, w.c, pedestal wash hand basin, tiled walls, side aspect



**CLOAKROOM**

Comprising w.c, wash hand basin, side aspect, towel radiator



**OUTSIDE**

To the front of the property is a small garden with off road parking for three vehicles leading to garage and access to rear garden



To the rear of the property is an attractive, sizeable and secluded garden with a large paved patio, mainly lawned with mature hedging to the perimeters



**GARAGE**

With up and over door



**TENURE**

Freehold

**SCHOOL CATCHMENT**

Sonning Common Primary School

Bishopswood School

Maiden Erlegh Chiltern Edge

**COUNCIL TAX**

Band E

**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

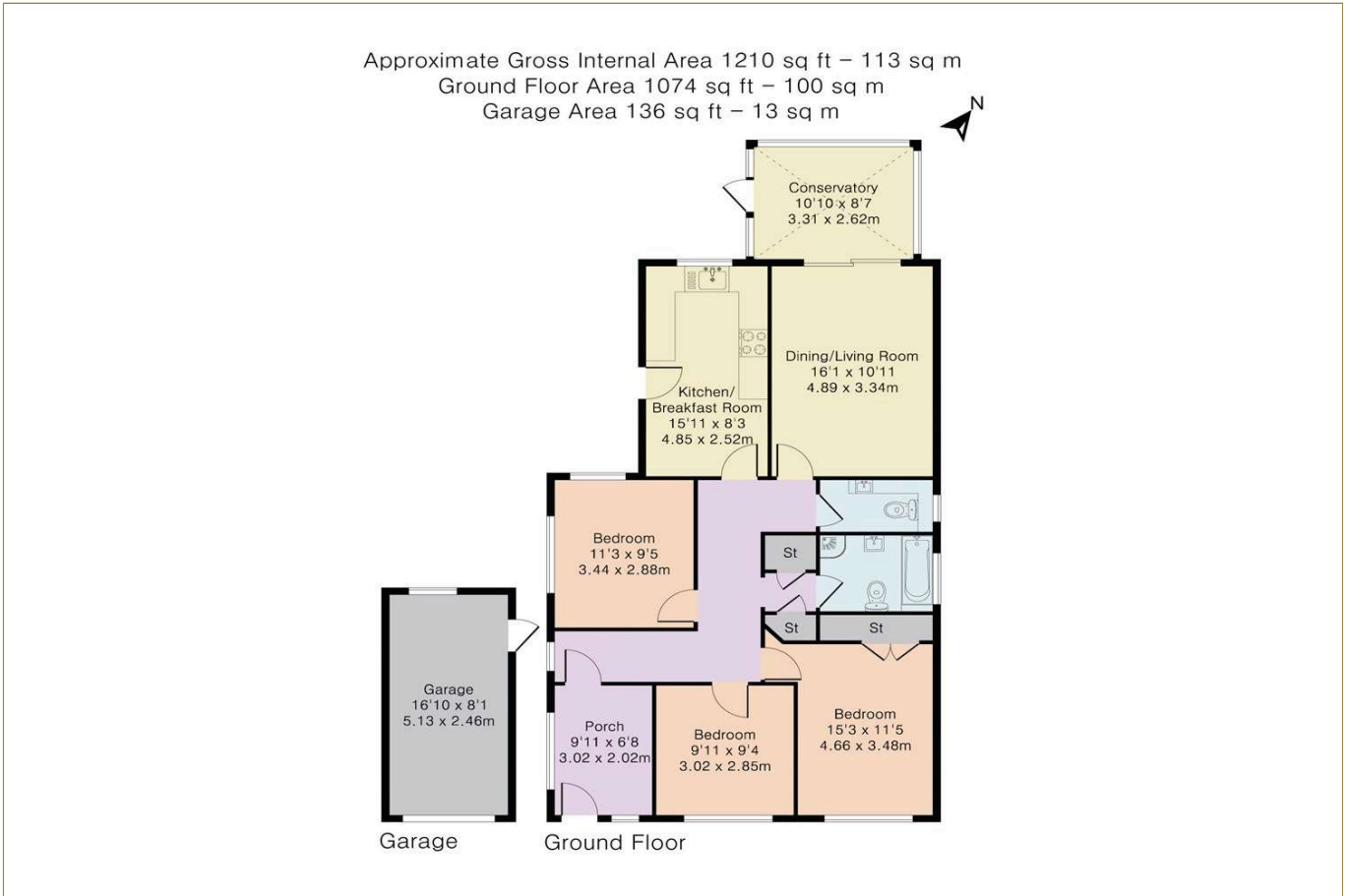
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating D

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/0222-2854-7939-9694-5581>

### 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

