

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**MAPLE CLOSE,
SONNING COMMON, RG4 9NG**

£345,000

A three bedroom town house, peacefully situated in a cul-de-sac approximately half a mile from the village, benefiting from an open plan 18ft. kitchen/dining/living room. Three bedrooms, garden with outside home office, within easy access to schools and amenities

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

ENTRANCE

uPVC front door with double glazed insert to

SPACIOUS RECEPTION HALL

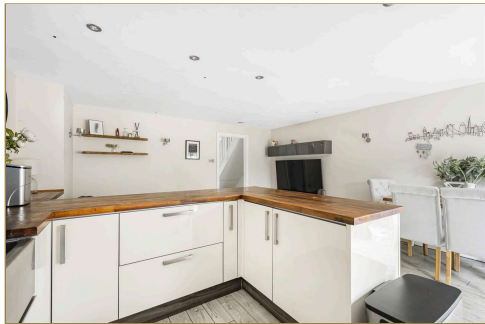
With staircase to first floor and understair storage area

**OPEN PLAN LIVING/DINING/KITCHEN**

Spacious room with natural segregations for kitchen, dining and living areas with rear aspect double glazed sliding patio doors to garden



KITCHEN fitted comprising inset stainless steel sink unit with mixer tap and drawer under, further range of both floor standing and wall mounted eye level units with oak style work surfaces and contrasting tiled surrounds, space for a range cooker, integrated dishwasher and fridge, fitted extractor hood



Space for dining table and chairs and living area with room for sofa



UTILITY ROOM (PART CONVERTED FROM GARAGE)

With plumbing for washing machine and further appliance space for tumble dryer etc. work surface and cupboard space, further appliance space, radiator, meter cupboard and door to garage store



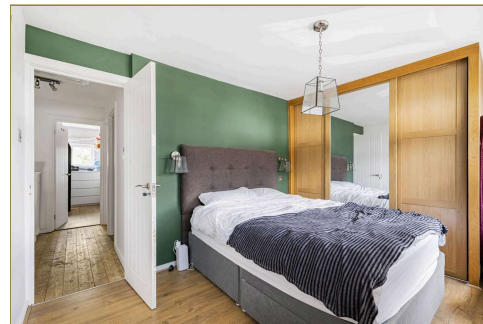
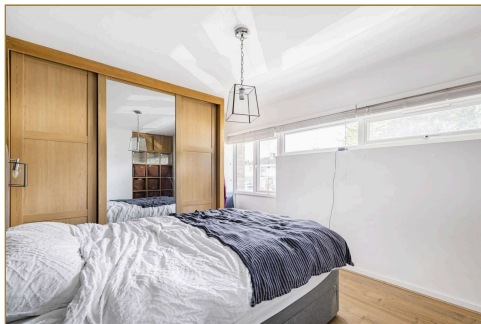
STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With access to loft space above



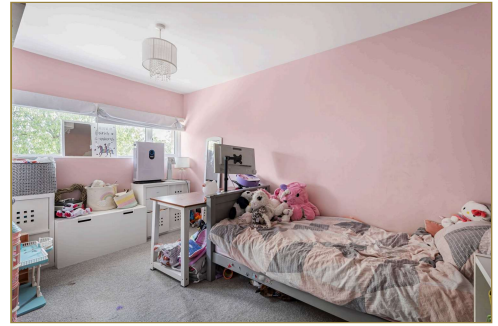
BEDROOM ONE

With front aspect double glazed window, fitted triple wardrobe and further storage recess, radiator



BEDROOM TWO

With rear aspect double glazed window, radiator



BEDROOM THREE

With rear aspect double glazed window, radiator



BATHROOM

Suite comprising shower bath with deflector, wash hand basin with cupboard space below, W.C., matching base and eye level cupboard space, fitted towel rail



REAR GARDEN

To the rear of the property is a low maintenance garden with Astro Turf lawn, patio area and



HOME OFFICE

Timber construction with double glazed French doors, light and power

The garden is enclosed by timber fencing and extends approximately 35ft.

OUTSIDE

The front of the property is entered via a driveway providing off road parking with pea shingled garden area

DIRECTIONS

From central Caversham proceed north up Prospect Street and fork left at the traffic lights onto Peppard Road, continue through Emmer Green towards Sonning Common for about four miles turn left into Westerly Drive right into Lea Road and right into Maple Close

TENURE

Freehold

SCHOOL CATCHMENT

Sonning Common Primary School
Maiden Erlegh Chiltern Edge

COUNCIL TAX

Band C

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 B

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/0390-2334-7410-2604-5131>

FLOOR PLAN

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

