



2, Lea Road, Sonning Common, Reading
South Oxfordshire, RG4 9LJ

£550,000

Beville
ESTATE AGENCY

- Immaculately presented
- Detached garage
- En-suite bedroom one
- Walking distance of village centre
- Three bedrooms
- Thoughtfully landscaped garden
- EPC: D

A superb and spacious three bedroom detached home, presented in immaculate order situated on a fantastic private and sunny corner plot, within easy walking distance of village centre. EPC: D

Accommodation includes; entrance hall, cloakroom, 17ft sitting room, 17ft fitted kitchen/ breakfast room, dining room, utility room, bedroom 1 with ensuite shower room, two further double bedrooms and bathroom.

Noteworthy features include; gas fired central heating, PVCu double glazed windows, ample built in cupboards, off road parking, private rear garden and garage, owners have been in residence for almost 30 years.

OUTSIDE

To the front of the property is a lawned area surrounded by mature shrubs and hedging offering privacy, path leading to front door, side gate leads to the rear of the property which has been thoughtfully designed. Large, private and secluded patio area suitable for entertaining with new outdoor lighting, steps up onto raised garden laid mainly to lawn, surrounding brick wall and mature hedging. External rear door to the garage.

Total Floor Area: Approx. 1138sqft. (106m²)

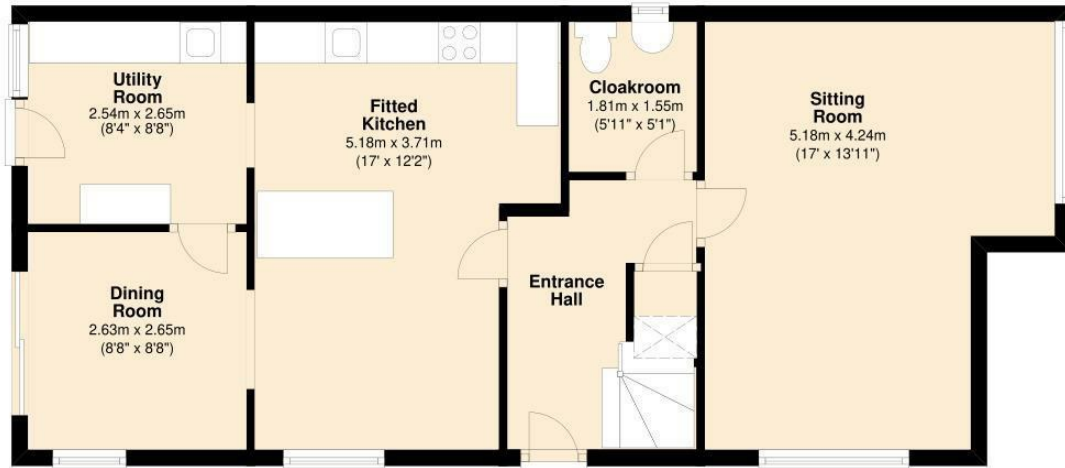
Council Tax: Band E

Services: Mains gas, electricity and water

Lea Road is situated within easy walking of the village centre.

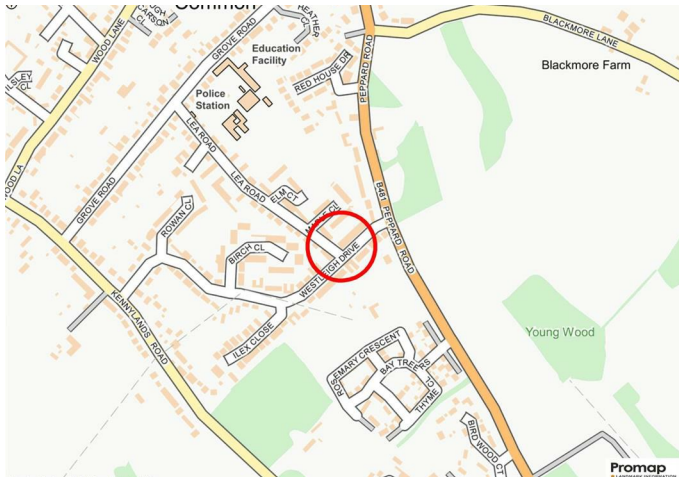
Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village offers good schooling at both Primary and Secondary levels. There is easy access to both Reading and Henley-on-Thames town centres, London Paddington is less than 30 minutes from Reading Railway Station and there are good links to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.


Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Directions

From our offices in Peppard Road, turn right and continue for 300 hundred yards, turning right into Westleigh Drive, before the Herb Farm. Take the first turning right into Lea Road, whereupon the property will be found on the right.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.