



49, Woodlands Road, Sonning Common, Reading
South Oxfordshire, RG4 9TD

£775,000

Beville
ESTATE AGENCY

- 6m x 6m Detached garage with workshop to the rear
- Two reception rooms
- Two further first floor bedrooms
- Bedroom 1 with ensuite
- Ample off road parking
- Ground floor shower room
- No onward chain

Attractive older style three bedroom detached chalet, set in a private & sunny aspect plot, with detached garage/ workshop, situated in a highly sought after location. EPC E

Accommodation includes; entrance hall, 17ft sitting room, 17ft dining room, study, fitted kitchen/ breakfast room, ground floor shower room, conservatory. The first floor comprises bedroom 1 with en-suite shower room and two double bedroom.

Noteworthy features include; gas fired central heating, PVCu double glazing & facias, built in cupboards, detached garage/ workshop, ample off road parking & established gardens. Rare opportunity! The property is sold with no onward chain.

OUTSIDE

To The Front Of The Property is a large drive continuing round the side to detached garage/ workshop, providing ample off road parking, enclosed with mature hedging, well stocked flower & shrub beds, rose bed, outside light, access on both sides to:

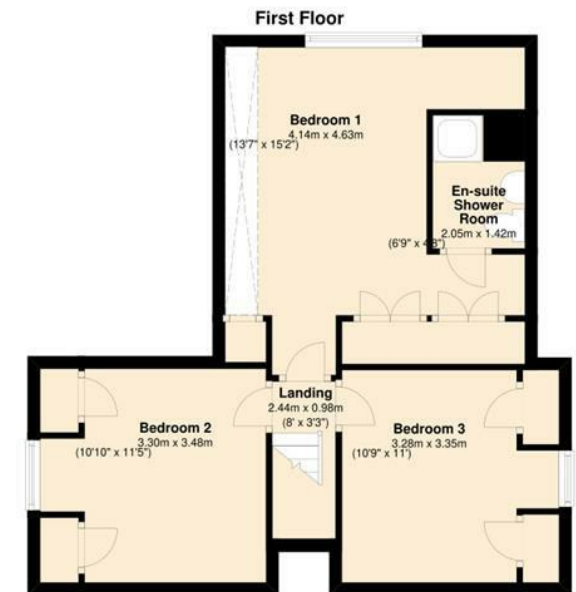
To The Rear Of The Property is a private, south westerly facing garden. Paved patio, outside tap, outside light, garden laid mainly to lawn, enclosed with mature hedging, mature shrubs, magnolia, fruit tree.

Total Floor Area Approx: 131sqm (1415sqft)

Council Tax Band ? (£)

Services Mains gas, electricity, water & drainage.

Woodlands Road is one of the oldest and most sought after roads in the village and is 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 boasts 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.

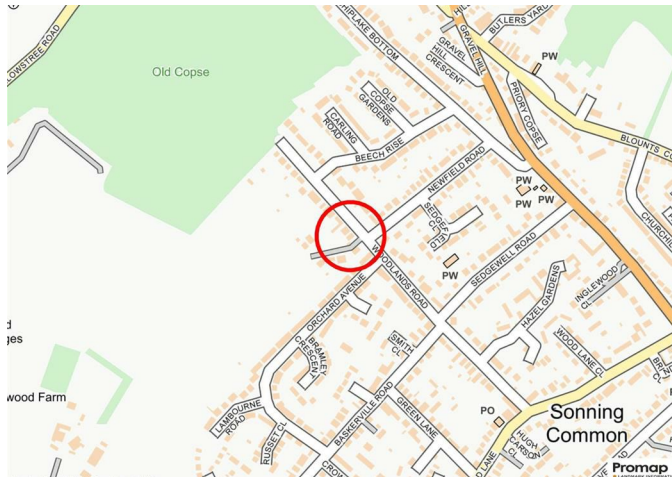


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

From our offices in Peppard Road, turn left and take the first turning left into Sedgewell Road, upon reaching the T-junction turn right into Woodlands Road whereupon the property will be found on the left hand side.

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.