



12, Park Close, Sonning Common,
South Oxon, RG4 9RY

£535,000

Beville
ESTATE AGENCY

- Close to countryside
- Four double bedrooms
- Utility room
- Fabulous 20ft kitchen/family area with sliding door and glass lantern
- Garage
- Ground floor shower room
- 14ft Fitted Kitchen
- Driveway parking
- Immaculately presented

Superb extended four bedroom family home, offering well presented spacious accommodation, set in a quiet cul-de-sac on the edge of the village and offering a secluded rear garden. EPC: C

Accommodation includes enclosed porch, entrance hall, 14ft sitting room, 14ft fitted kitchen/ breakfast room opening into a superb 20ft x 13ft living room with double glazed sliding doors to the rear and glass lantern, utility room & ground floor shower room. The staircase leads to first floor landing, four double bedrooms & bathroom.

Noteworthy features include; PVCu double glazing, fascias & soffits, gas fired central heating with condensing boiler, underfloor heating to kitchen/living area, garage with electric roller door, off road parking and enclosed rear garden.

To the front of the property block paved driveway, providing off road parking and leading to garage.

To The Rear Of The Property is a secluded garden. paved patio, garden laid to lawn, enclosed with timber fencing, flower & shrub beds, mature fir tree.

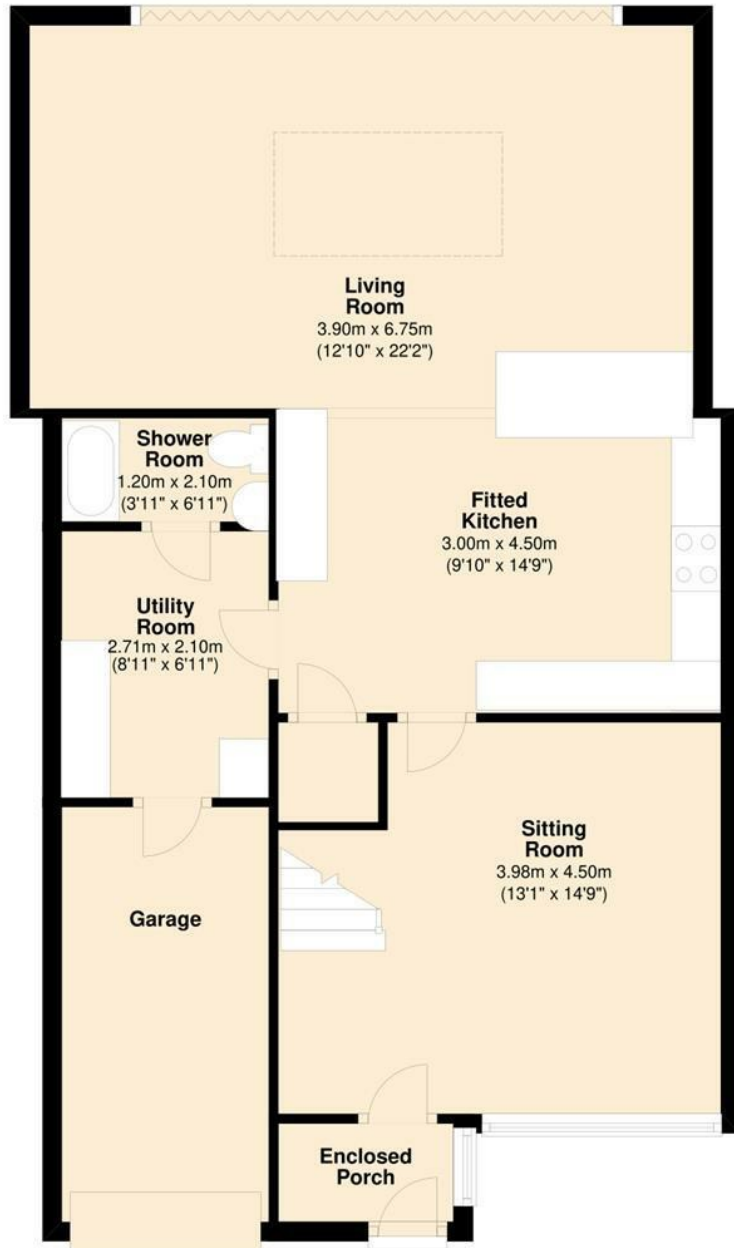
Total Floor Area: Approx. 126m² (1352sqft)

Council Tax: Band ? (£)

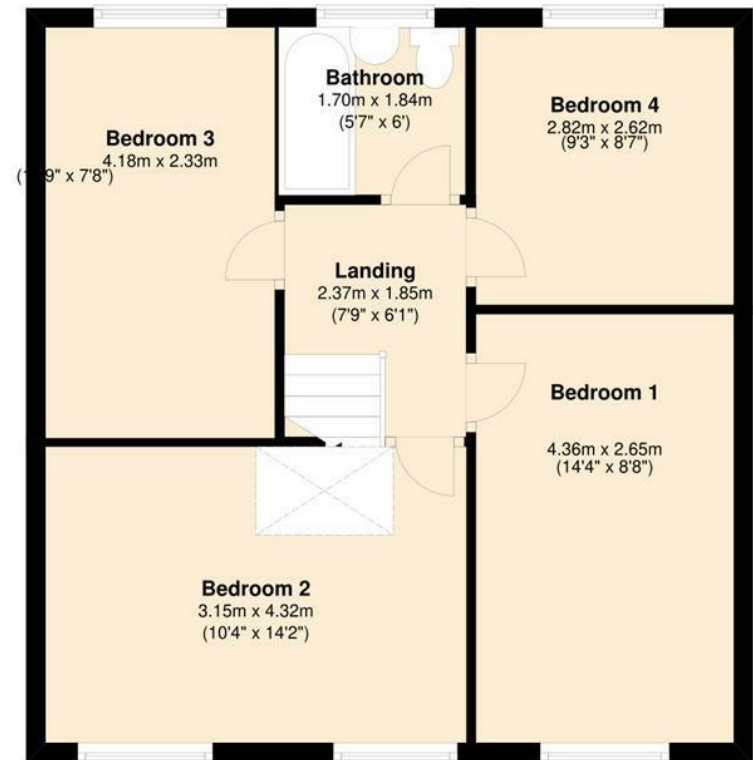
Services: Mains gas, mains electricity, mains water & drainage.

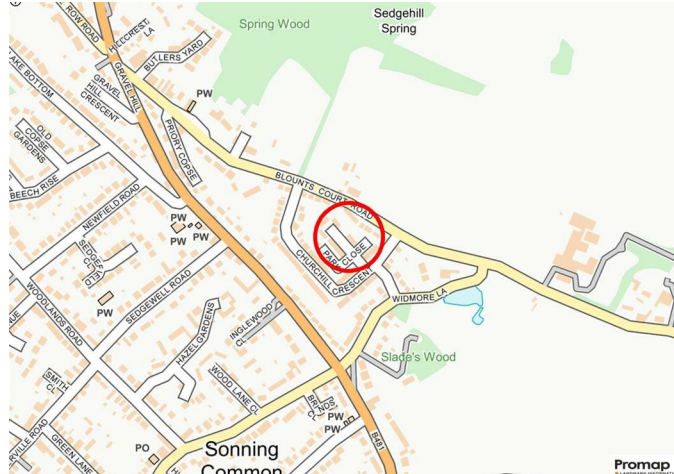
Park Close is situated on the fringes of the village, close to countryside, yet within easy walking of the village centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current	Potential
76	85

Directions

From our offices in Peppard Road turn right and take the left turning at the crossroads into Widmore Lane, take the first turning left into Pond End Road, at the T junction turn left and immediately right into Park Close. The property can be found on the right 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.