



Springfield, Kennylands Road, Sonning Common,  
S. Oxon, RG4 9JT

£500,000

Beville  
ESTATE AGENCY

- Edge of village location
- Ample off road parking
- Backing onto open countryside
- In need of some updating
- Close to bus stop
- Further scope for enlargement subject to usual consents
- Three bedrooms
- 17ft Sitting room with open fire
- Sunny aspect rear garden
- Garage

Three bedroom semi detached family home, with sunny aspect rear garden backing onto neighbouring paddocks, with scope for further enlargement, subject to usual consents. EPC: D

Accommodation comprises; entrance hall, fitted kitchen/ breakfast room, 17t sitting room with open fire & double doors to conservatory, From the hall staircase leads to first floor landing, three bedrooms & bathroom.

Noteworthy features include; uPVC double glazing, gas fired central heating, ample built in cupboards, ample off road parking.

To The Front Of The Property long driveway provides ample off road parking, garden laid mainly to lawn, established shrubs, magnolia, gated side access to:

To The Rear Of The Property is a delightful, south/westerly facing garden. Paved patio, outside tap, garden laid mainly to lawn, fully enclosed with timber fencing & mature hedging, flower & shrub beds.

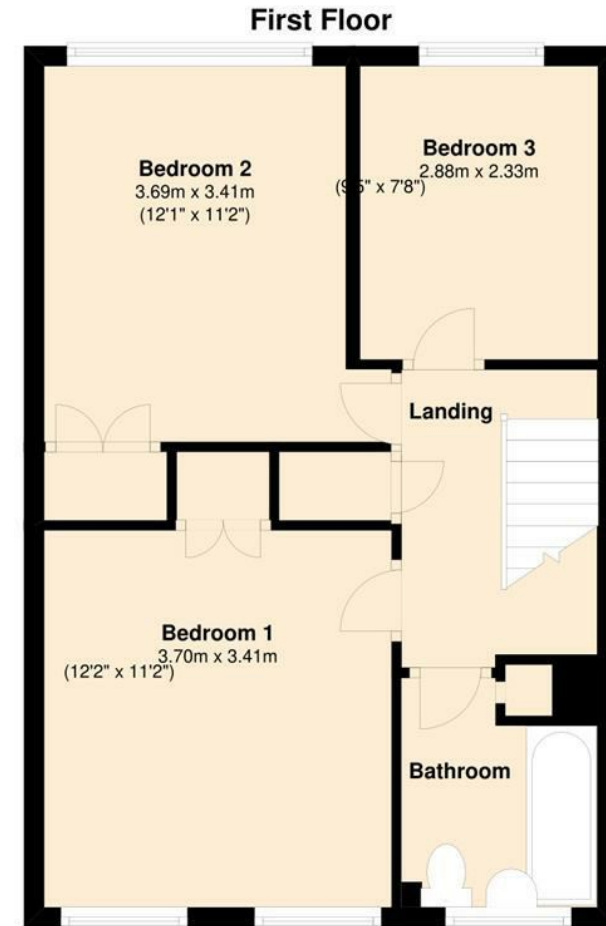
Total Floor Area: Approx. 103m<sup>2</sup> (1113sqft )

Council Tax Band: E (£2925.10)

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

Kennylands 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 offers 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Directions**

From our offices in Peppard Road, Sonning Common, turn right and proceed to the cross roads, turning right into Wood Lane. Continue to the Kennylands turning, turning left into Kennylands Road, whereupon the property will 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.