



8, Beech Rise, Sonning Common,
S Oxon, RG4 9TJ

£425,000

Beville
ESTATE AGENCY

- Private and secluded front and rear gardens
- Detached garage
- 16ft sitting room
- Bungalow
- No onward chain
- Edge of village location
- Walking distance to village centre
- Further potential subject to usual consents

Two bedroom semi detached bungalow set in an established & private plot on the edge of the village yet within walking distance of the village centre. EPC: tbc

Accommodation includes; entrance hall, 16ft sitting room, fitted kitchen, two double bedrooms, bathroom with three piece suite and sun room.

Noteworthy features include; gas fired central heating, ample fitted cupboards, detached garage, ample off road parking, front and rear secluded gardens. The property is sold with no onward chain.

To the front of the property double wooden gates give access to gravel drive leading to detached garage providing ample off road parking, garden laid to lawn, enclosed with mature hedging and panel fencing, mature cherry & yew tree, flower and shrub beds, outside light, gated access to:

To the rear of the property is a sunny aspect, established garden, laid to lawn, paved seating area, outside tap, fully enclosed with close board fencing, mature cherry tree.

Detached garage with up and over door, personal door, light and power.

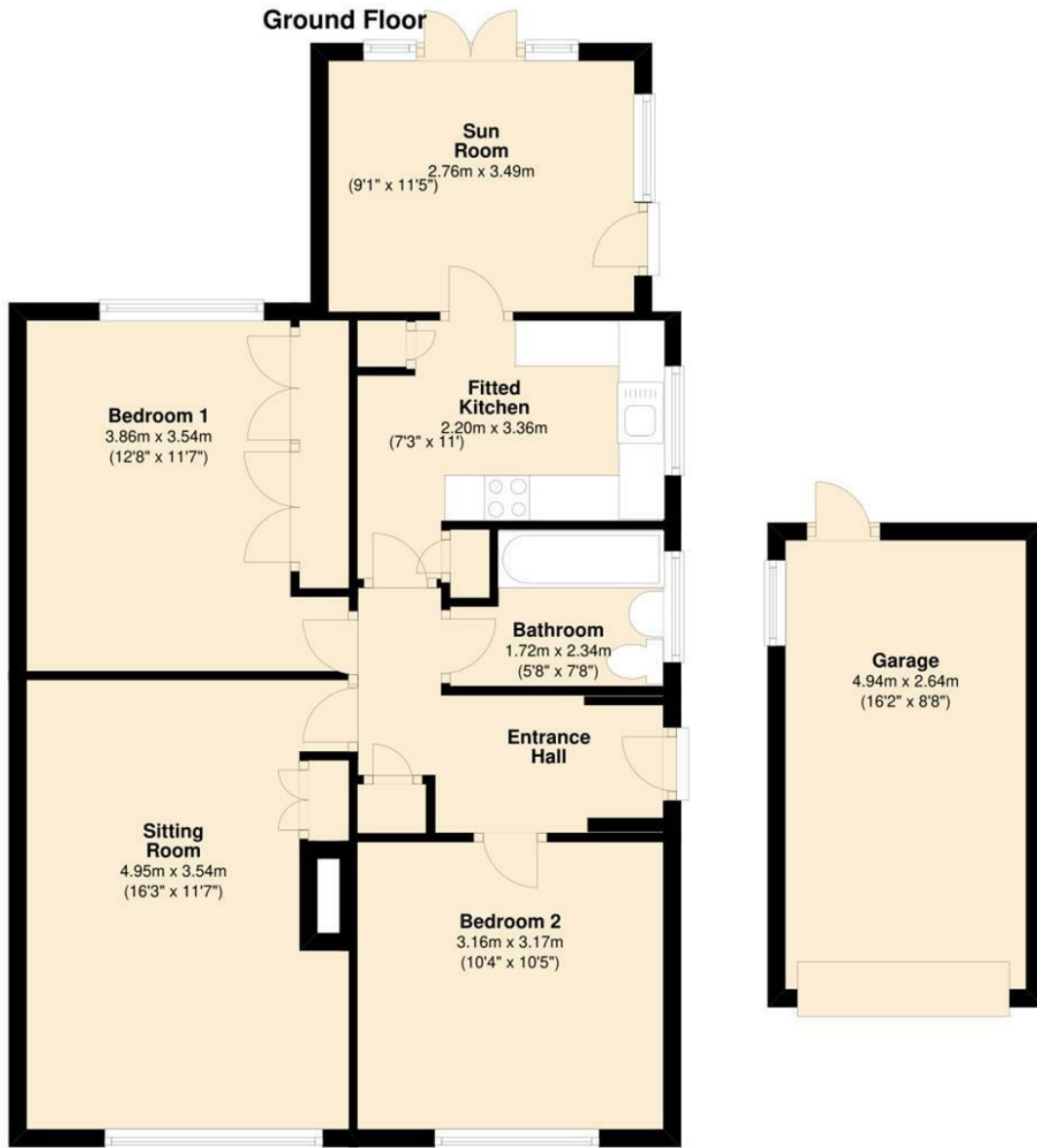
Total Floor Area: Approx. 69m² (740sqft)

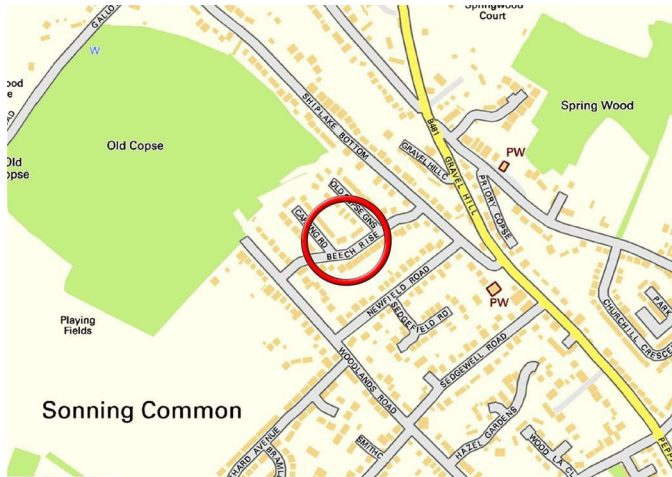
Services: Mains electricity, gas, water & drainage.


Council Tax: Band D

Beech Rise is situated on the fringes of the village, close to protected woodland and yet 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 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.





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 	

Directions

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.