



18, Maple Close, Sonning Common,
South Oxon, RG4 9NG

£350,000

Beville
ESTATE AGENCY

- 18ft Kitchen/breakfast/living room
- Walking distance to local amenities
- Excellent links to Reading
- Three bedroom terraced house
- Outbuilding with light and power
- Large utility room
- Low maintenance rear garden

Three bedroom mid terraced home, with 18ft open plan kitchen/living space, situated in a quiet cul-de-sac location, offering a private garden with outside office with light and power. EPC:tbc

Accommodation includes: Entrance hall leading into the utility, door into further store room. The entrance hall also leads into 18ft Kitchen/Breakfast/Living room with sliding doors onto the garden. The first floor comprises of three bedrooms and a family bathroom.

Noteworthy features: Gas fired central heating, uPVC double glazed windows, outside studio, cul-de-sac location.

To The Front Of The Property: concrete driveway provides off road parking leading to the front door.

To The Rear Of The Property: Immediate patio area for outdoor sitting, AstroTurf providing low maintenance, detached outside studio, enclosed with timber fencing.

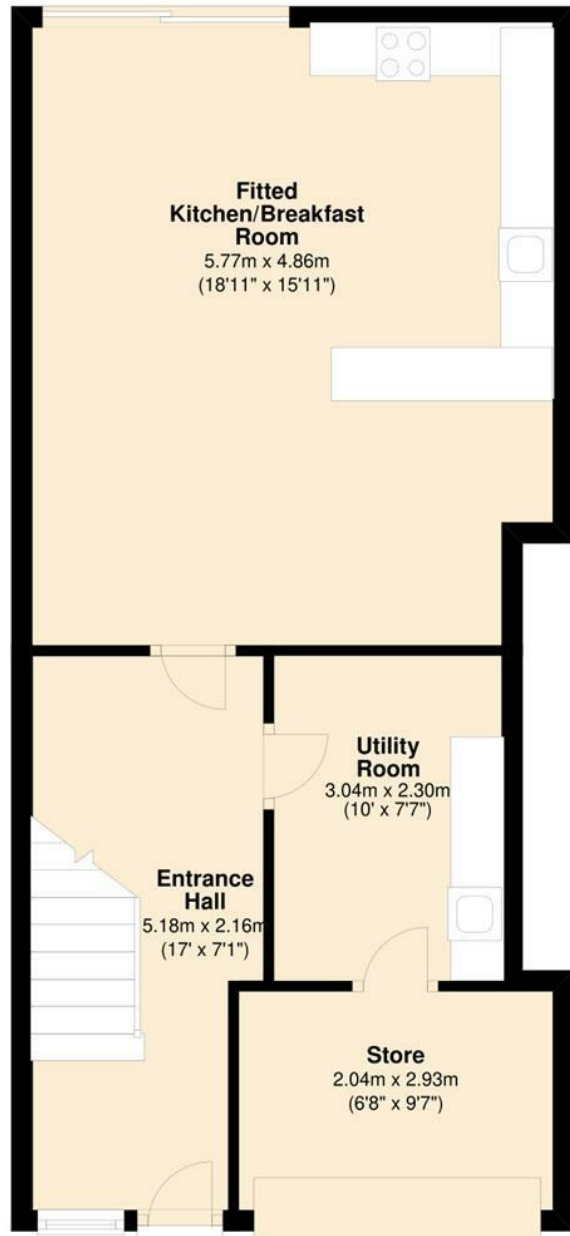
Total Floor Area: Approx. (m2)

Council Tax Band: C (£2095)

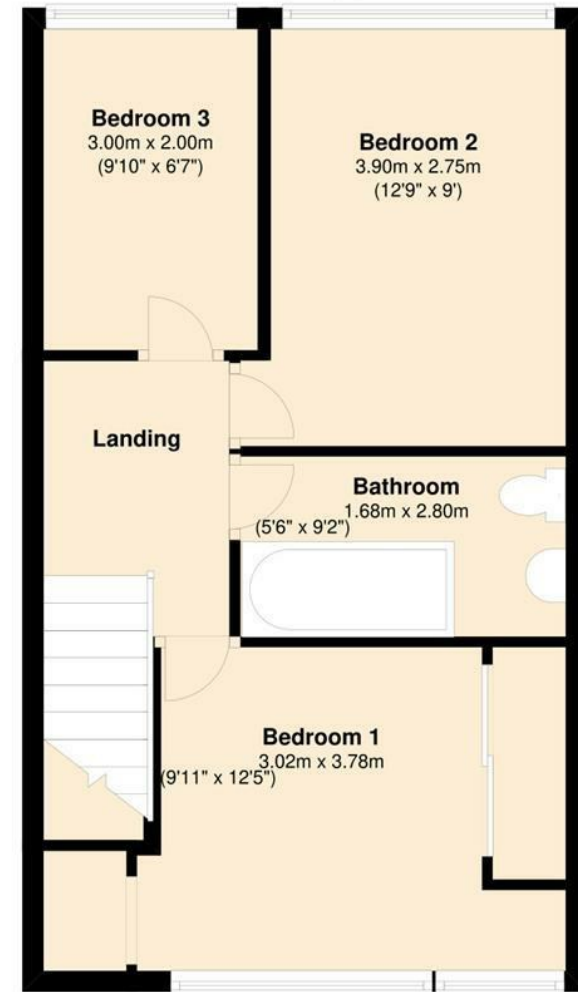
Services: Mains gas, electricity, water supply & drainage.

Maple Close is situated on the fringes of the village, close to open fields 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 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 from 2022, 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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, take the first turning right into Lea Road and the first turning right into Maple Close, whereupon the property can be found at the end of the cul-de-sac.

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.

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