



10, Reades Lane, Sonning Common,
S Oxon, RG4 9LP

£650,000

Beville
ESTATE AGENCY

- 15ft fitted kitchen/ breakfast room with part vaulted ceiling with velux windows & double doors.
- Cloakroom
- PVCu double glazing
- Sitting room with open fire
- Four bedrooms
- Ample off road parking
- Dining room
- Gas fired condensing boiler
- Established secluded gardens

Extended older style four bedroom semi detached family home, set in a sought after road, with a secluded 120ft rear garden. EPC: tbc

Accommodation includes; entrance hall, sitting room with open fire, dining room, opening into 15ft fitted kitchen/ breakfast room with part vaulted ceiling with velux windows & double doors to the rear garden, rear lobby, cloakroom. From the hall the staircase with cupboard under leads to first floor landing, three first floor bedrooms, shower room, staircase to second floor landing, door to bedroom 1.

Noteworthy features include; PVCu double glazing, gas fired central heating with condensing boiler, fitted kitchen with solid wooden worksurface, ample off road parking and established & private gardens.

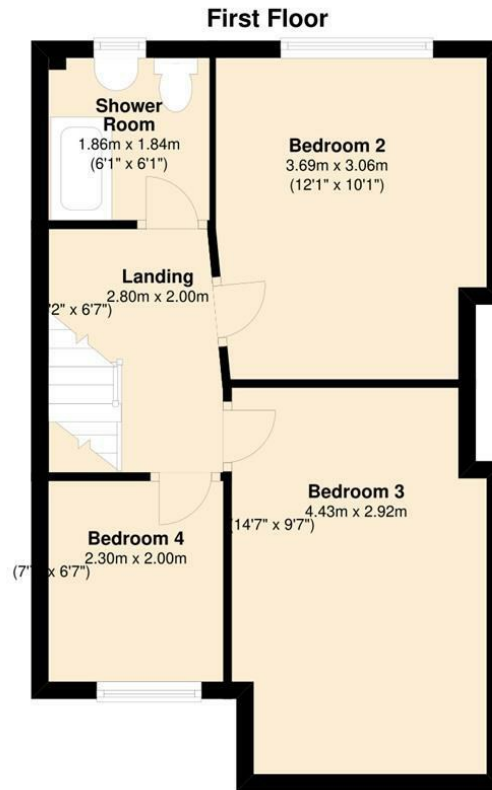
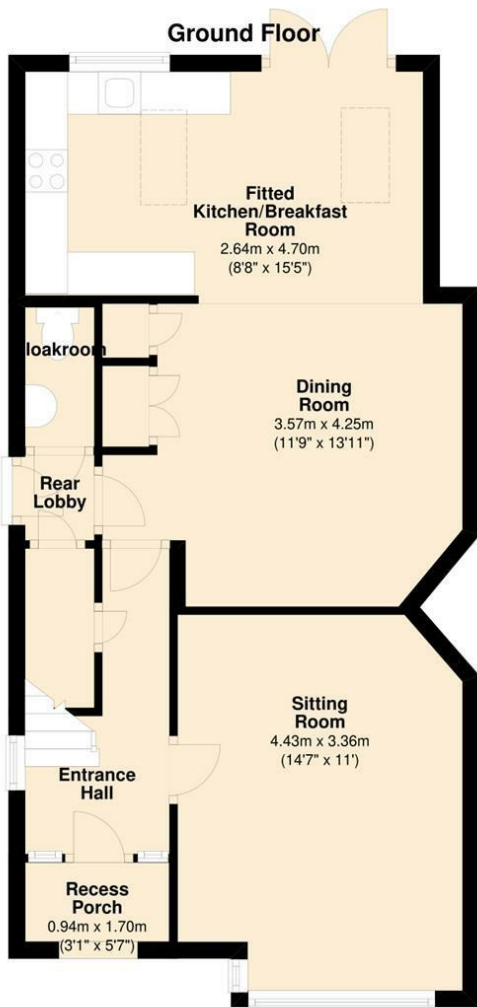
To The Front Of The Property gravel drive provides off road parking, garden laid to lawn, flower & shrub beds, outside light, gated side access to:
To The Rear Of The Property is a delightful, secluded garden, approx. 120ft in length. Paved patio, outside tap, outside power point, garden laid mainly to lawn, fully enclosed with timber fencing, raised vegetable beds, greenhouse, timber shed, garden storage area, mature fir & Scotts pine trees.

Total Floor Area: Approx. 110m2 (1182sqft)

Services: Mains gas, electricity, water & drainage.

Council Tax Band: D (£2393.26)

Reades Lane is one of the oldest roads in the village and is within easy walking of amenities. 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
<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, take the second turning right into Wood Lane, continue for approximately 200 hundred yards, at the bend turn right into Reades Lane, 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.