



43, Peppard Road, Sonning Common,
S Oxon, RG4 9SS

£400,000

Beville
ESTATE AGENCY

- Kitchen/ Breakfast Room
- Garage
- Easily maintainable garden
- 17ft Living Room
- Off road parking
- Walking distance of local amenities
- Gas Fired Central Heating
- Three bedrooms
- Detached bungalow

Three bedroom detached bungalow situated in a convenient location, within walking distance to the village centre, offering a private & easily maintainable rear garden. EPC: tbc

Accommodation includes entrance hall, kitchen/ diner, living room, three bedrooms, bathroom and garage.

Noteworthy features include double glazing, uPVC fascias and soffits, gas fired central heating and off road parking.

OUTSIDE

To the front of the property a driveway leads to a garage, providing off road parking. Pathway continues to entrance, garden laid mainly to lawn with brick retaining wall, flower and shrub beds, gated side access to:

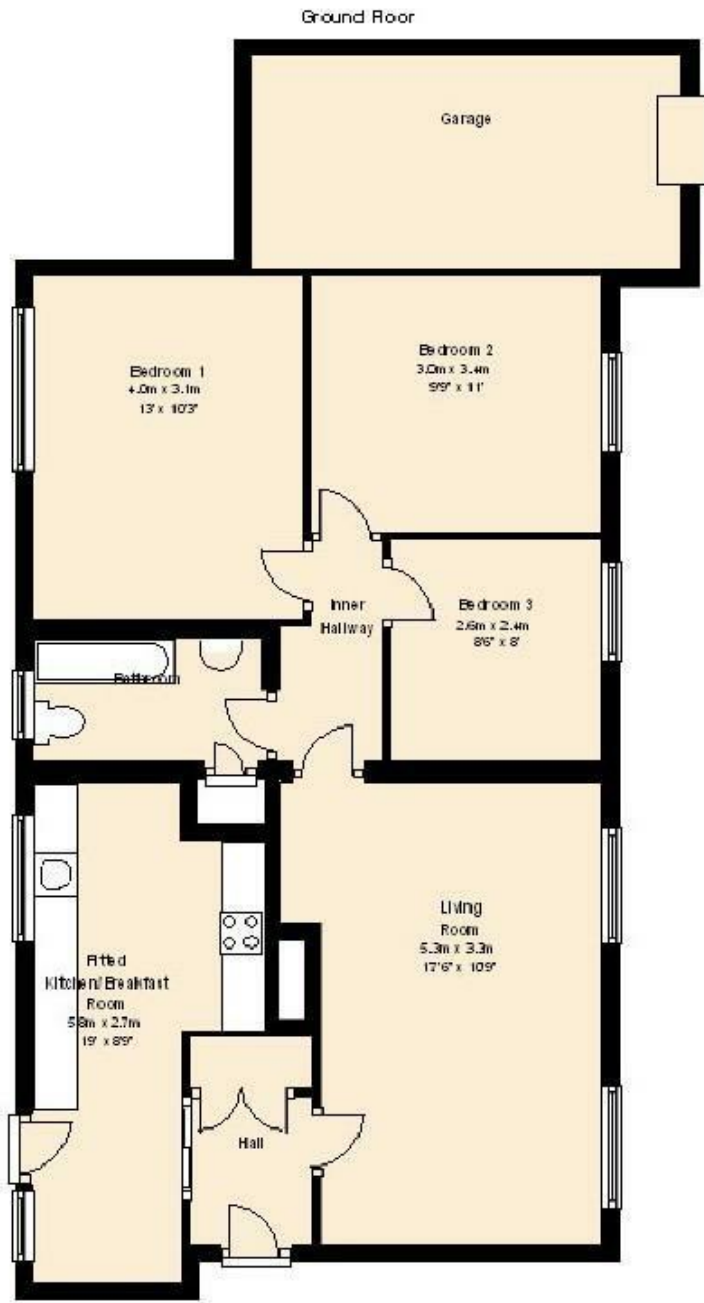
To the rear of the property is a paved patio area, initial garden laid to lawn, storage area with timber shed, steps lead to terrace garden, well stocked with mature shrubs and seasonal flowers.

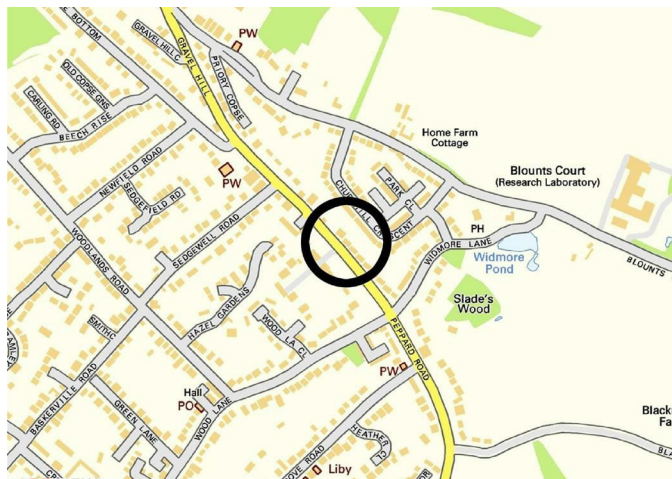
Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village offers 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.

Total Floor Area: Approx. 785sq.ft. (73sq.m)

Council Tax: Band E (£2607.00)

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





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

From our office in Peppard Road, turn right, continue for 150 yards whereupon the property will be found on the left 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.