



2, Beech Rise, Sonning Common,
South Oxon, RG4 9TJ

£575,000

Beville
ESTATE AGENCY

- Immaculate condition
- Ground floor bedrooms and shower rooms
- Eaves storage space
- Three bedroom chalet bungalow
- Sold with no onward chain
- Ample off road parking
- Wrap around gardens
- Detached garage
- Walking to village centre

Three bedroom detached chalet bungalow presented in immaculate order offering wrap around gardens and detached garage/home office situated in a sought after road within easy reach of village centre. EPC D

Accommodation includes: Entrance hall, 18ft sitting room opening into 20ft sun room. Fitted kitchen, ground floor bedroom 2 with fitted wardrobes, ground floor bedroom 3. The first floor comprises of bedroom 1 with en-suite bathroom.

Noteworthy features: uPVC double glazing, gas fired central heating, sold with no onward chain, detached garage/home office.

Outside the property: The generous grounds are predominantly laid to lawn with a tiered vegetable growing area to the rear and patio area suited for outside dining. There is a gravelled driveway offering ample off road parking and leads to the garage currently converted into an office facility and store room.

Total Floor Area: Approx 1288sqft

Services: Mains gas, electricity, water & drainage.


Council tax: Band E

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		84
(69-80) C		
(55-68) D	59	
(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.