



20, Maple Close, Sonning Common,
S Oxon, RG4 9NG

£340,000

Beville
ESTATE AGENCY

- Long term rental
- Walking distance to village centre
- Off road parking
- Presented in good order
- Quiet cul-de-sac
- Garage
- Edge of village location
- 18ft Sitting room
- Gas fired central heating

Three bedroom mid terrace set in a small cul-de-sac, presented in good order, offering secluded rear garden. EPC D

Accommodation includes 18ft living room with double glazed sliding door to rear, 18ft fitted galley recently fitted kitchen, family bathroom & three bedrooms.

Other noteworthy features include; uPVC double glazing, fascia's and cladding, gas fired boiler serving central heating, garage, off road parking and enclosed rear garden.

To The Front Of The Property driveway leads to garage, providing off road parking, garden laid to lawn.

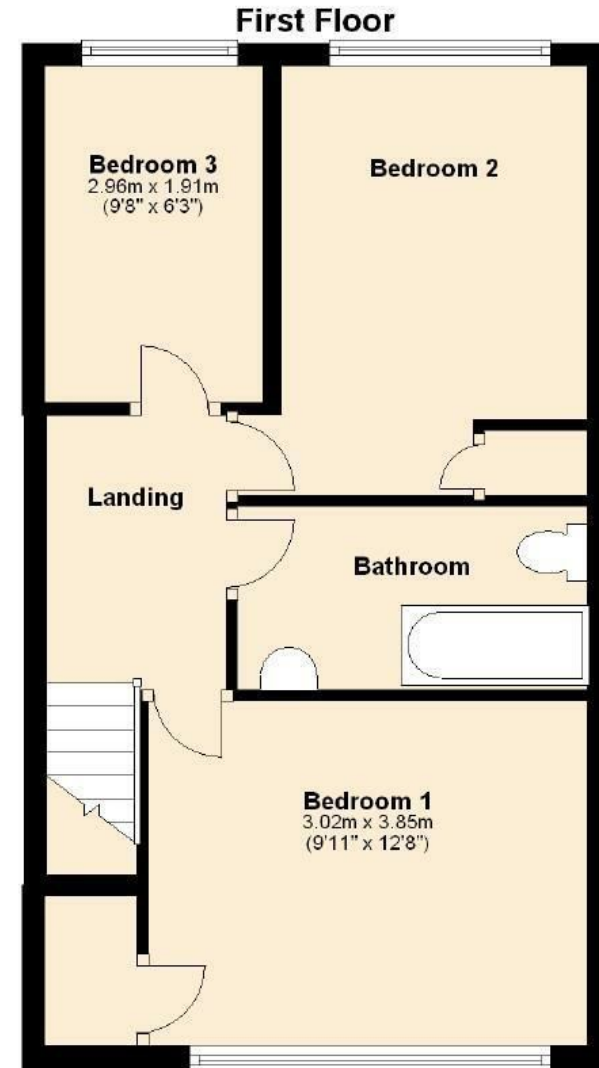
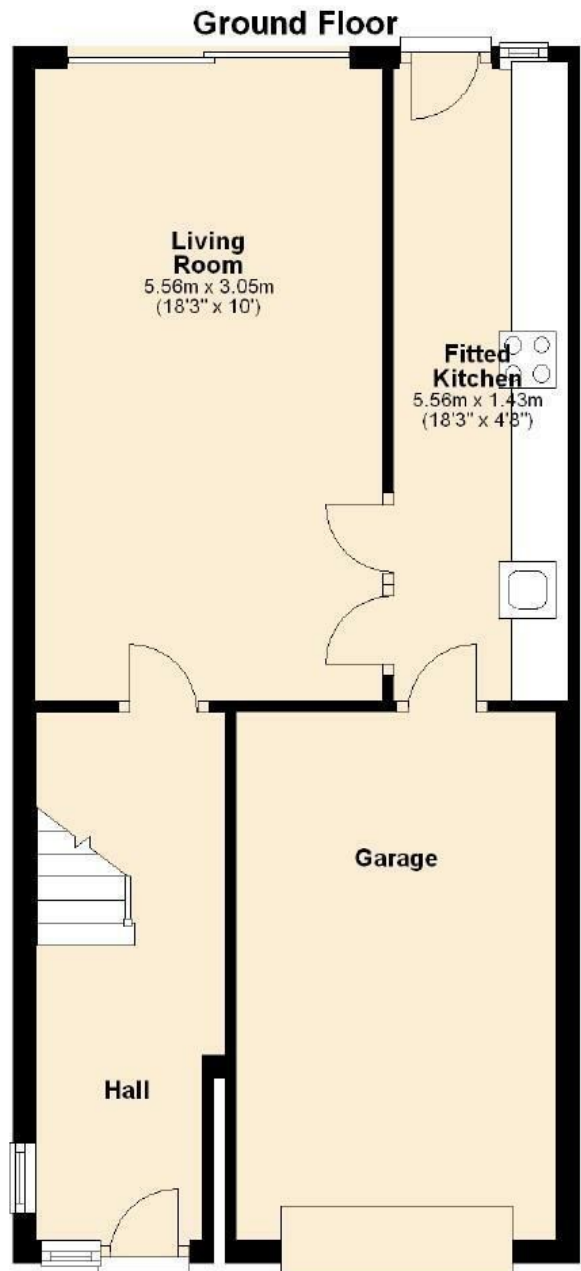
To The Rear Of The Property is a private garden, patio area and laid mainly to lawn, enclosed with panel fencing and timber shed.

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 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.

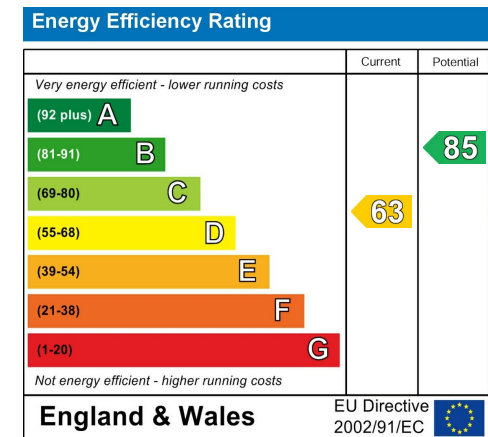


28 Peppard Road, Sonning Common, South Oxfordshire, RG4 9SU

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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. No. 20 is on the right.

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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