



48, Ashford Avenue, Sonning Common,
South Oxon, RG4 9LR

£425,000

Beville
ESTATE AGENCY

- Three bedroom semi detached home
- Recently fitted kitchen
- Unusually wide side access
- Presented in good order
- Sunny aspect garden
- Further potential subject to usual consents
- Recently fitted bathroom
- Ample off road parking

Three bedroom semi-detached home presented in good order offering ample off road parking and good sized garden. EPC: tbc

Accommodation includes: Entrance hall, 13ft sitting room which opens into dining area, recently fitted kitchen/breakfast room with external door to the side access. The first floor comprises of recently fitted bathroom, bedroom 1 with fitted wardrobes, 13ft bedroom 2 and a further bedroom 3.

Noteworthy features: uPVC double glazing, recently fitted kitchen and bathroom, ample off road parking, further potential to extend subject to usual consents, gas fired central heating (back boiler).

To the front of the property is a concrete driveway providing ample off road parking, a picket fenced side gate leading to the rear of the property where you will find a gravelled seating area and steps up onto garden which is laid mainly to lawn and enclosed with timber fencing, mature shrubs and two sheds.

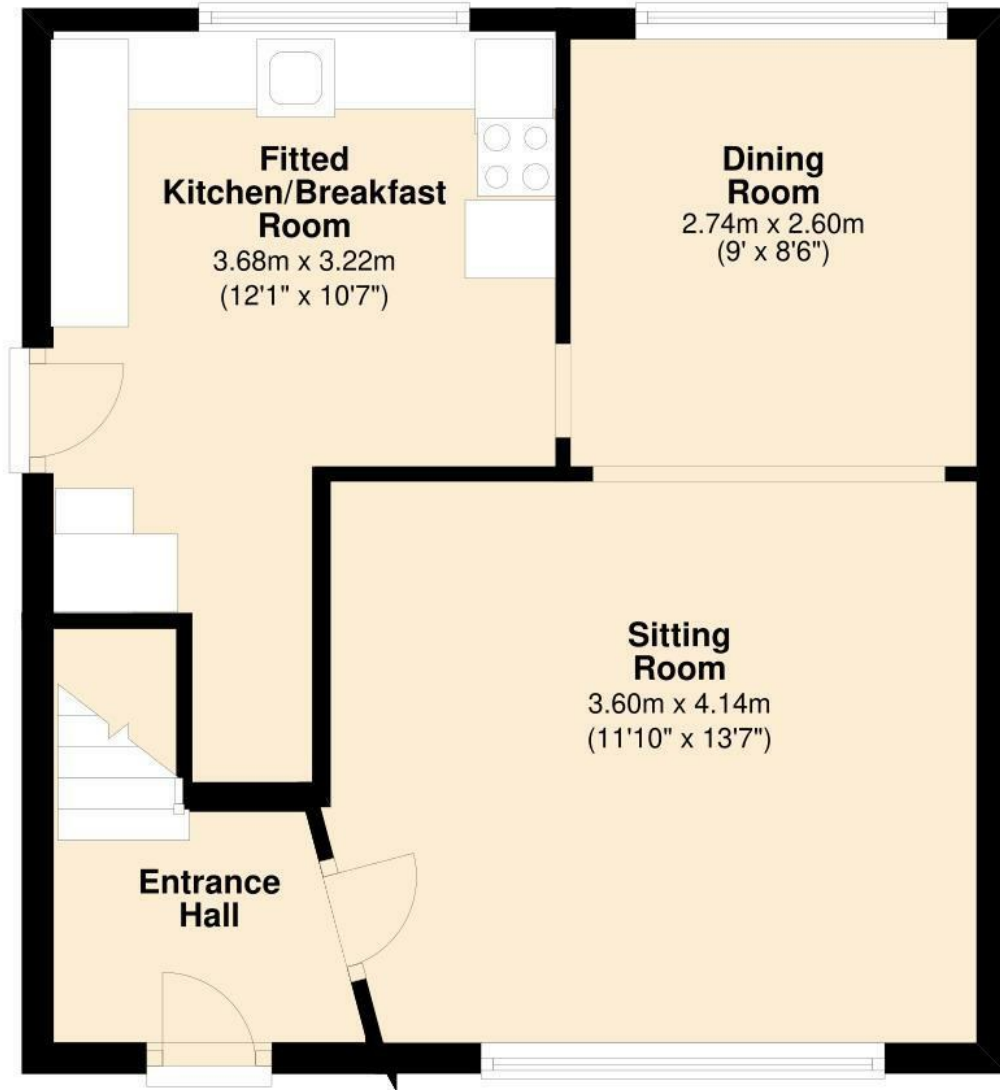
Services: Mains gas, electricity, water and drainage

Total floor area: Approx 82sqm (882sqft)

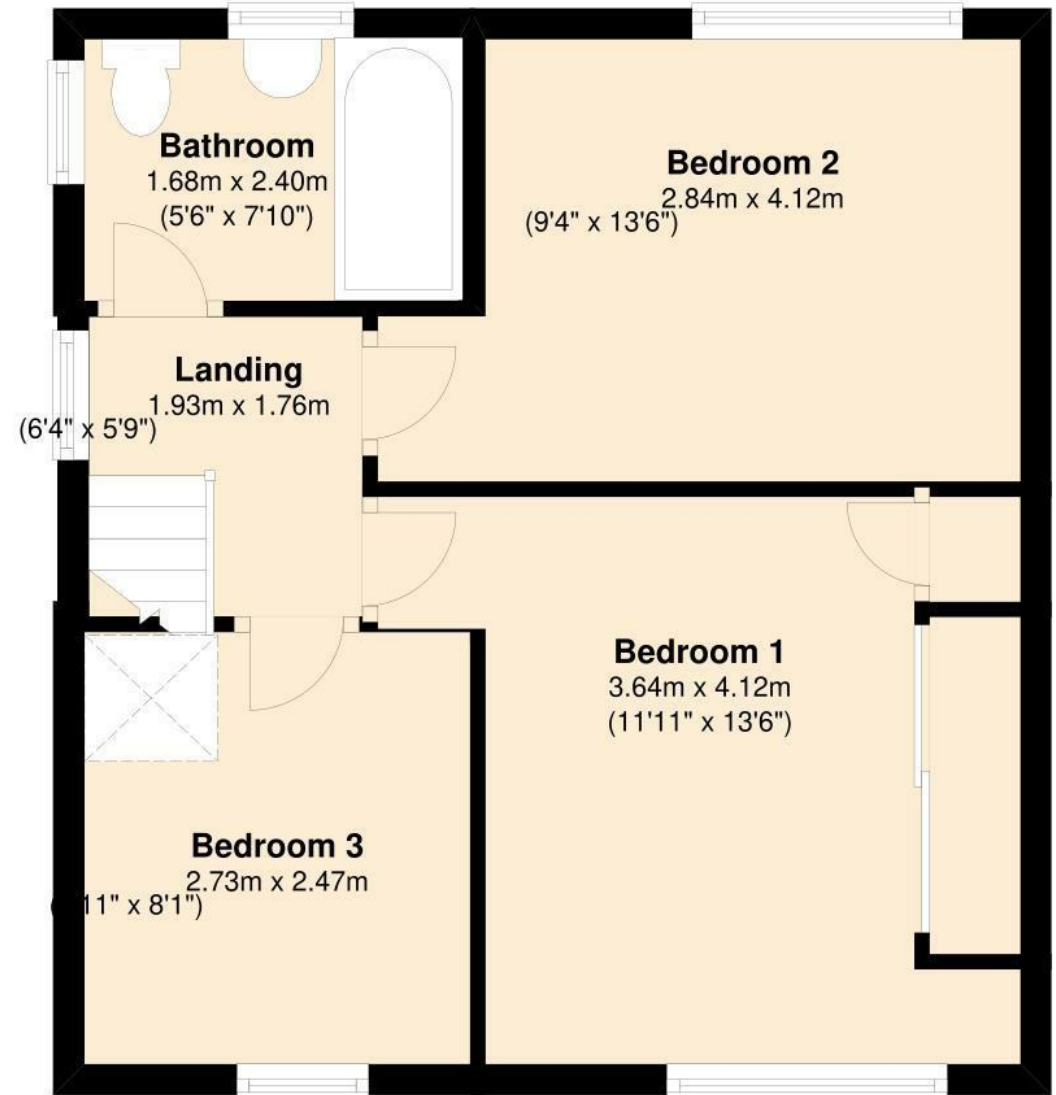
Council Tax Band: C

Ashford Avenue is situated within easy walking distance 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.


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

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.