



7, Beech Rise, Sonning Common,  
S. Oxon, RG4 9TJ

£550,000

Beville  
ESTATE AGENCY

- Detached bungalow
- 22ft Lounge/Diner
- Presented in excellent order
- Private, sunny rear garden
- 22ft Kitchen/Breakfast rom
- Brand new pressurised heating system and tank
- Two bathrooms
- Ample off road parking

Extended, spacious two bedroom detached bungalow, presented in excellent order, set in a quiet location on the edge of the village, with a secluded rear garden. EPC: C

Accommodation includes; entrance hall, 22ft x 16ft lounge/ diner, 22ft fitted kitchen/ breakfast room, two double bedrooms both have fitted wardrobes, bathroom with Aqualisa power shower, a further shower room & an external utility room.

Noteworthy features include; gas fired central heating with pressurised system, new boiler and water tank, ample fitted cupboards, PVCu double glazing, ample off road parking, front and rear secluded gardens, water softener and an outside tap.

To the front of the property driveway provides ample off road parking, garden laid to lawn, flower and shrub beds, outside lights, gated access to:

To the rear of the property is a sunny aspect, secluded garden, laid to lawn, two paved seating areas, a lower patio and an upper patio which attracts the evening sun, fully enclosed with timber fencing.

Total Floor Area (including utility area): 102m<sup>2</sup> (1102sqft)

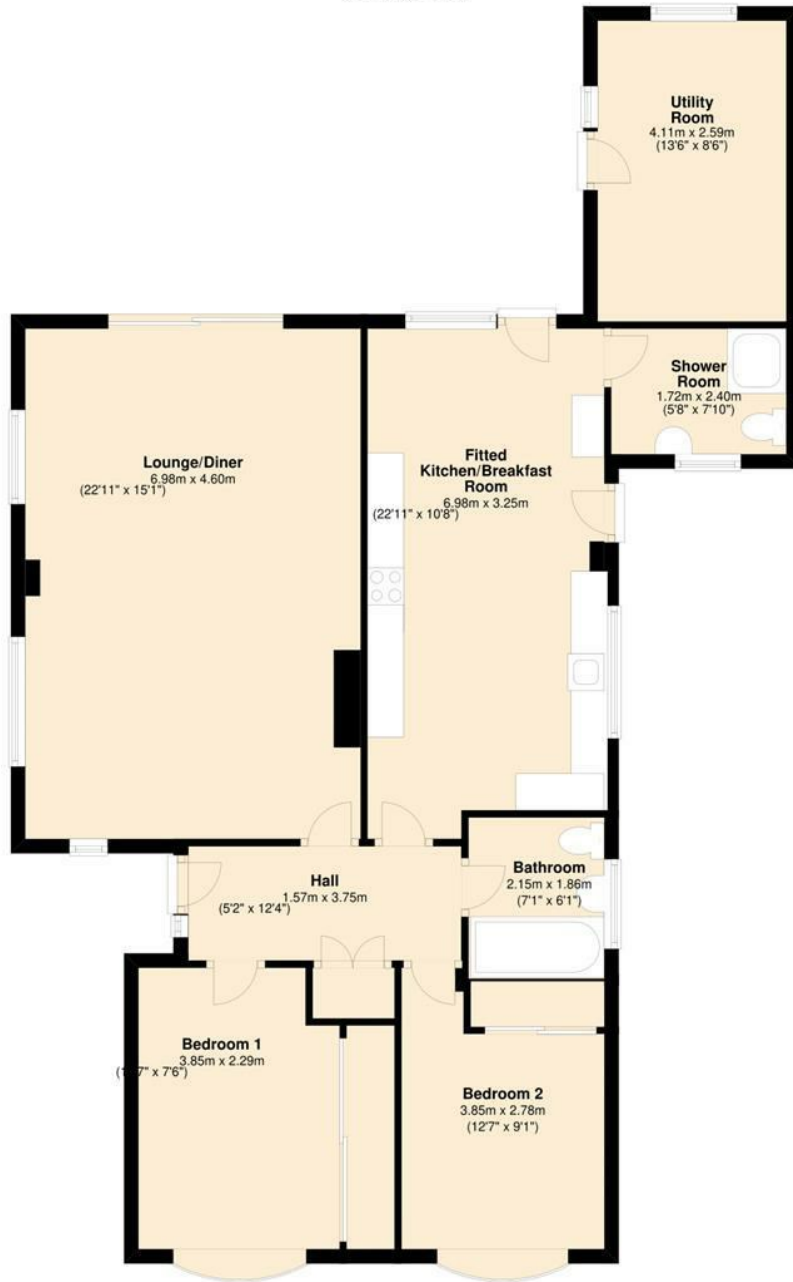
Services: Mains electricity, gas, water & drainage.

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.

Ground Floor




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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Directions

From our offices in Peppard Road, turn left and take the second turning left into Shiplake Bottom. Take the second turning on the left into Beech Rise 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.**