



47, Orchard Avenue, Sonning Common,
S Oxon, RG4 9LT

£450,000

Beville
ESTATE AGENCY

- 24ft Lounge/ diner
- Garage
- Requires some updating
- 17ft Kitchen/ breakfast room
- 85ft sunny aspect rear garden backing onto fields
- Further potential to extend subject to usual consents
- Driveway parking
- Gas fired central heating
- No stamp duty for first time buyers up to £425,000 until April 2025

Extended three bedroom semi detached home, with 100ft rear garden backing onto open fields, situated in a sought after road on the edge of the village, within easy walking of the village centre, scope for further enlargement, subject to usual consents. EPC: D

Accommodation includes; enclosed porch with covered walkway to the rear, entrance hall, 17ft fitted kitchen with solid wood worksurface, 24ft lounge/ diner with sliding door to rear. From the entrance hall the staircase, with cupboard under leads to first floor landing, three bedrooms and bathroom.

Noteworthy features include; double glazing, gas fired central heating, built in cupboards, garage & ample off road parking.

To The Front Of The Property driveway leads to garage, providing ample off road parking, garden laid to lawn, outside light, covered side access leads to:

To The Rear Of The Property is a 100ft sunny aspect garden backing onto open fields. Patio, outside tap, garden laid mainly to lawn, timber fencing & mature hedging, mature shrubs.

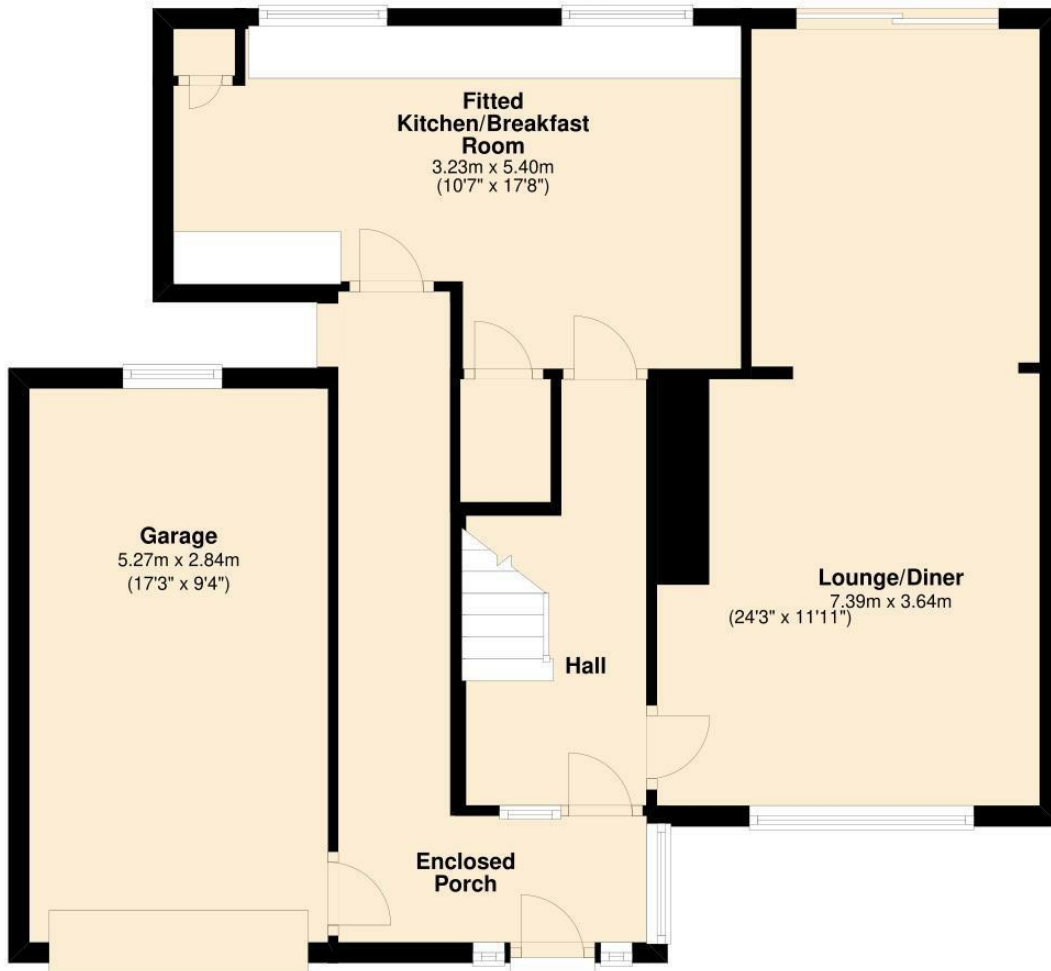
Total Floor Area (Including garage & walkway): Approx. 107m² (1150sqft)

Council Tax Band: D (£2393.26)

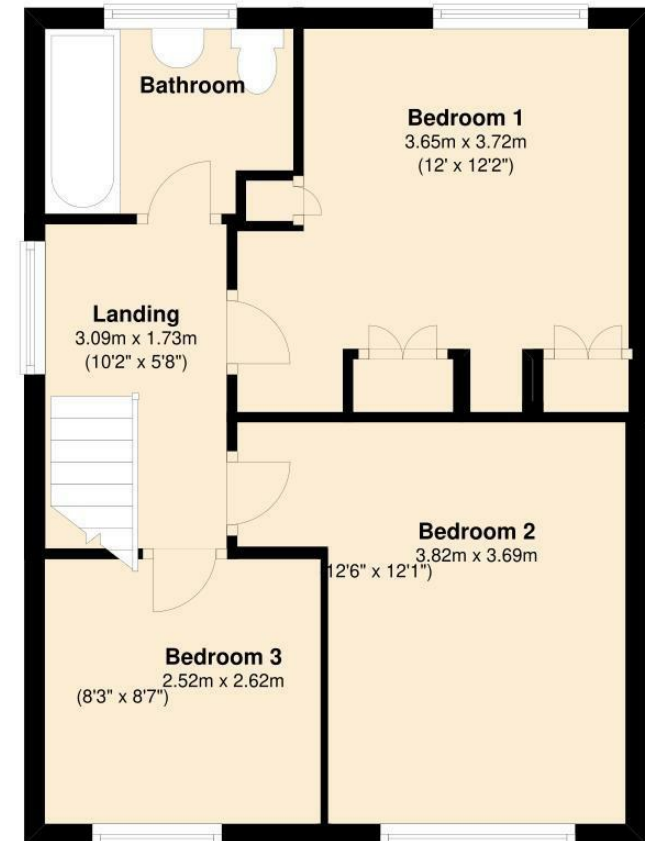
Services: Mains gas, electricity, water and drainage.

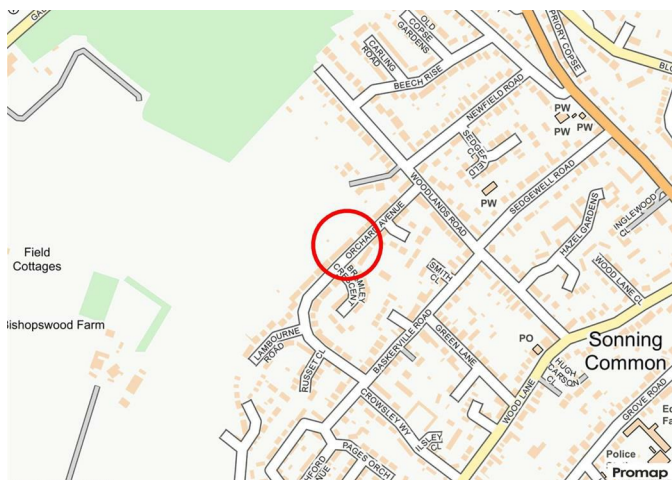
Orchard Avenue is a sought after road on the edge of the village, within easy walking of the village centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, 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



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	64	
(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 offices in Peppard Road, turn left and take the first turning left into Sedgewell Road, upon reaching the T-junction turn right into Woodlands Road and take the second turning on the left into Orchard Avenue, whereupon the property will be found on the right 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.