



6, Hazel Gardens, Sonning Common, Reading  
Oxfordshire, RG4 9TF

£595,000

Beville  
ESTATE AGENCY

- Sold with no onward chain
- Tucked away quiet cul-de-sac location in the heart of the village
- Four bedrooms
- Requires updating
- Ample off road parking
- Three reception rooms
- Double garage
- uPVC double glazed windows
- En-suite shower room

A detached four bedroom house requiring some updating set within a small quiet cul-de-sac in the heart of the village offering a double garage and private rear gardens. EPC: C

Accommodation includes: A spacious hallway with a dining room to the right and a serving hatch to the kitchen. 18ft sitting room, includes a fireplace with a gas wood-burner effect. It leads to a study with built-in shelving and a window overlooking the front lawn. At the rear, sliding doors open into the conservatory and further to the garden. The open-plan kitchen/breakfast room has multiple aspects, with wall and base cabinets and a Belfast sink. A utility room with space for a washer/dryer leads to the garage. The ground floor also includes a guest WC.

The first floor comprises of bedroom 1 with a walk-in wardrobe and ensuite shower room. There are three further bedrooms with built in storage. The family bathroom has a bath with a shower overhead.

To the front of the property there is a lawn with mature trees and shrubs. To the side of the property is a block paved driveway with parking for multiple vehicles and the detached double garage, This has power and light with storage space above. Gated side access to:

To the rear of the property is a private garden. Patio area, garden laid mainly to lawn, fully enclosed with timber fencing & mature hedging.

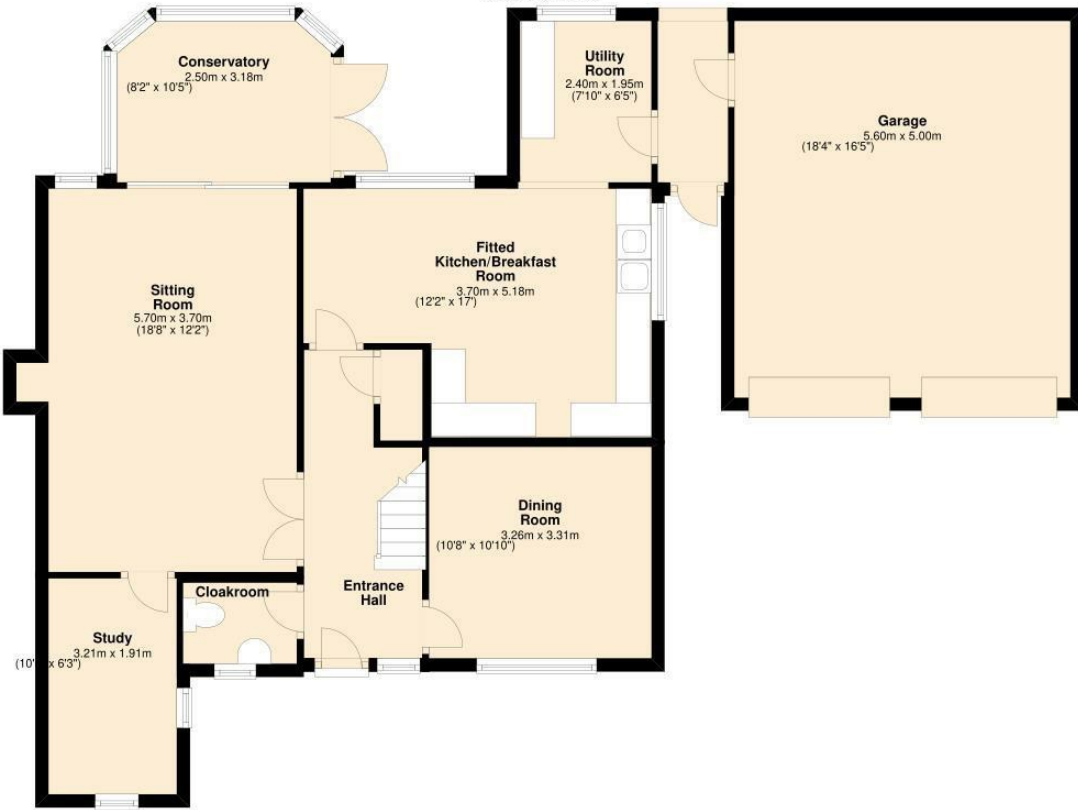
Total Floor Area (including garage): 164m<sup>2</sup> (1765sqft)

Council Tax:

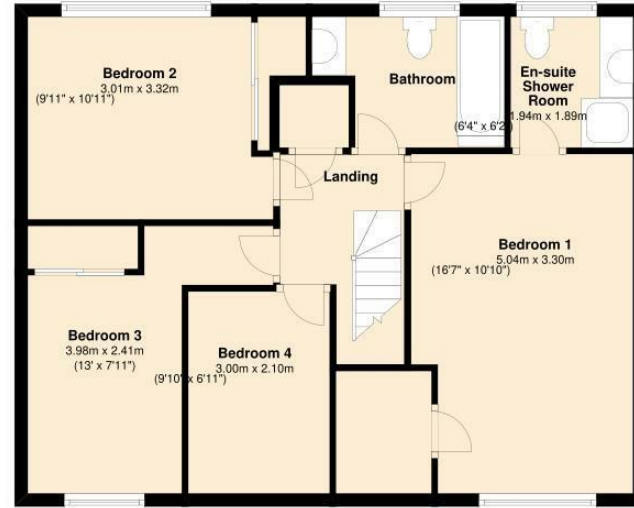
Services: Mains gas, electricity, water & drainage.

Hazel Gardens is a small, quiet, cul-de-sac well positioned in the village, set 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 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(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

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.