



60, Wood Lane, Sonning Common,
South Oxfordshire, RG4 9SJ

£450,000

Beville
ESTATE AGENCY

- Central village location
- 22ft sitting room
- Bathroom & ensuite shower room
- Three bedrooms
- Off road parking to the rear
- No onward chain
- Stones throw from village centre
- Presented in good order

A spacious three bedroom and two bathroom, terraced property with private garden and parking, situated in the heart of the village close to all amenities and facilities.
EPC: C

Accommodation includes 22ft open plan sitting/dining room, downstairs w/c, fitted kitchen with door onto rear garden. The first floor comprises of bedroom 1 with ensuite shower room, two further bedrooms and a family bathroom.

Noteworthy features include: uPVC double glazing, off road parking, gas fired central heating, sold with no onward chain.

To the front of the property: Low level pedestrian gate leading to lawned area with path leading to front door.

To the rear of the property is a garden, well landscaped with a patio and lawn area. There is a gravel path leading to the rear parking area, which offers two allocated off road parking spaces.

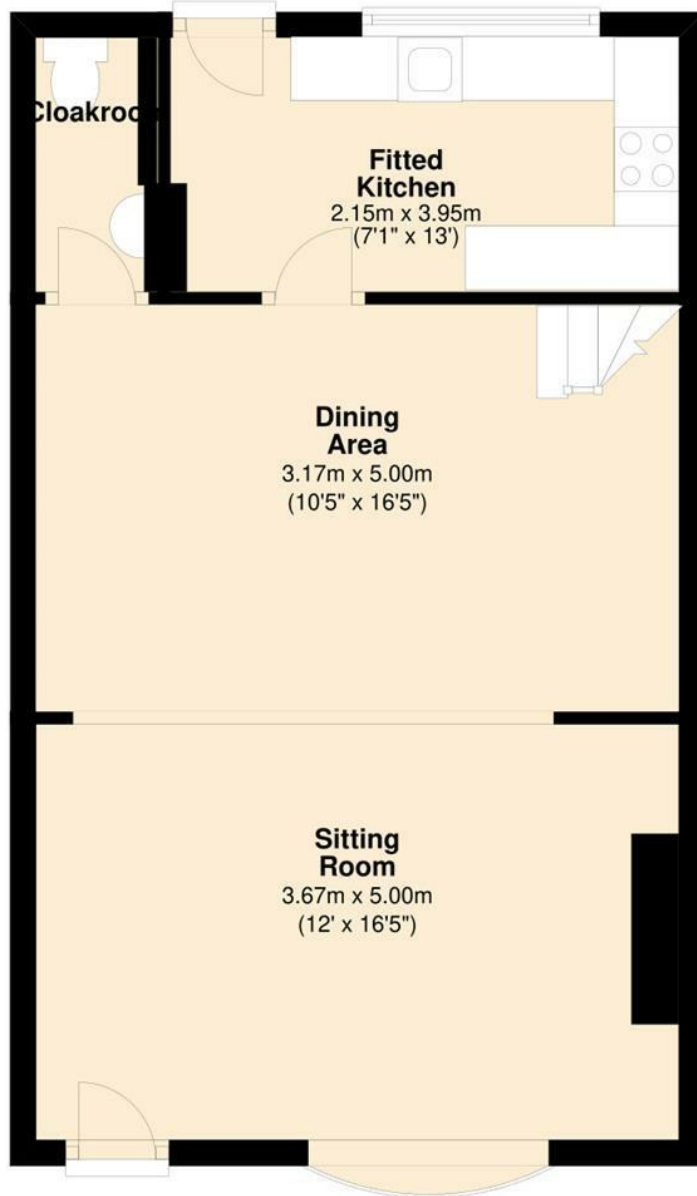
Wood Lane is one of the oldest roads in the village. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of 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.

Total Floor Area: Approx. 85m² (911sq.ft)

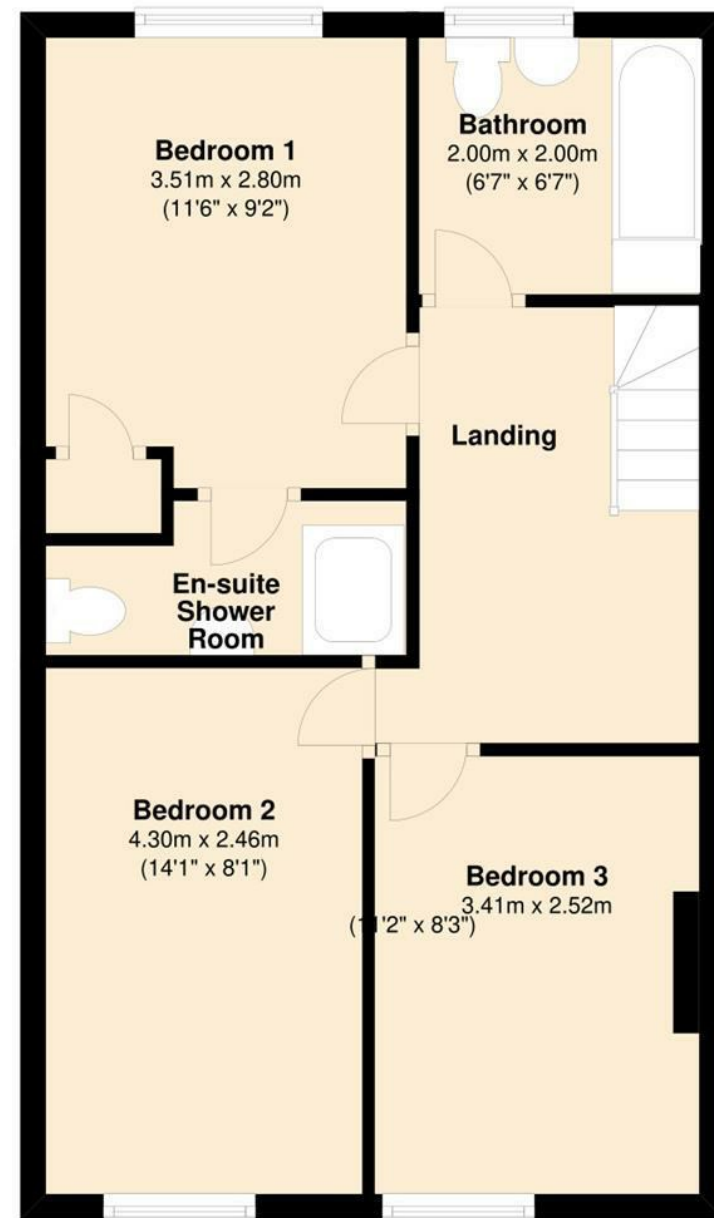
Services: Mains gas, electricity, water & drainage.

Council tax: Band E (£)

Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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

From our office in Peppard Road proceed right and turn right into Wood Lane, continue for approximately 250 yards 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.