



57, Lea Road, Sonning Common,
S Oxon, RG4 9LH

£275,000

Beville
ESTATE AGENCY

- Two double bedrooms
- Built in cupboards
- Secluded, sunny aspect rear garden
- 16ft Lounge/ diner
- Fitted kitchen
- Brick shed
- Gas fired central heating
- Part tiled bathroom
- 956 year lease remaining

Two bedroom first floor maisonette, presented in good order with a sunny aspect rear garden, set in a convenient location, within easy walking of the village centre.
EPC: C

Accommodation includes; entrance porch, staircase leads up to hall, dual aspect fitted kitchen, 16ft lounge/ diner, two double bedrooms & part tiled bathroom with bath & shower over.

Noteworthy features include; gas fired central heating heating, ample built in cupboards, secluded rear garden & brick shed.

To the front of the property: Pathway leading to front door, lawned area, side access to:

To the rear of the property is secluded, sunny aspect south west facing rear garden, laid to lawn, enclosed with timber fencing, brick shed.

Total Floor Area: 58sqm (621sqft)

Council Tax: Band B

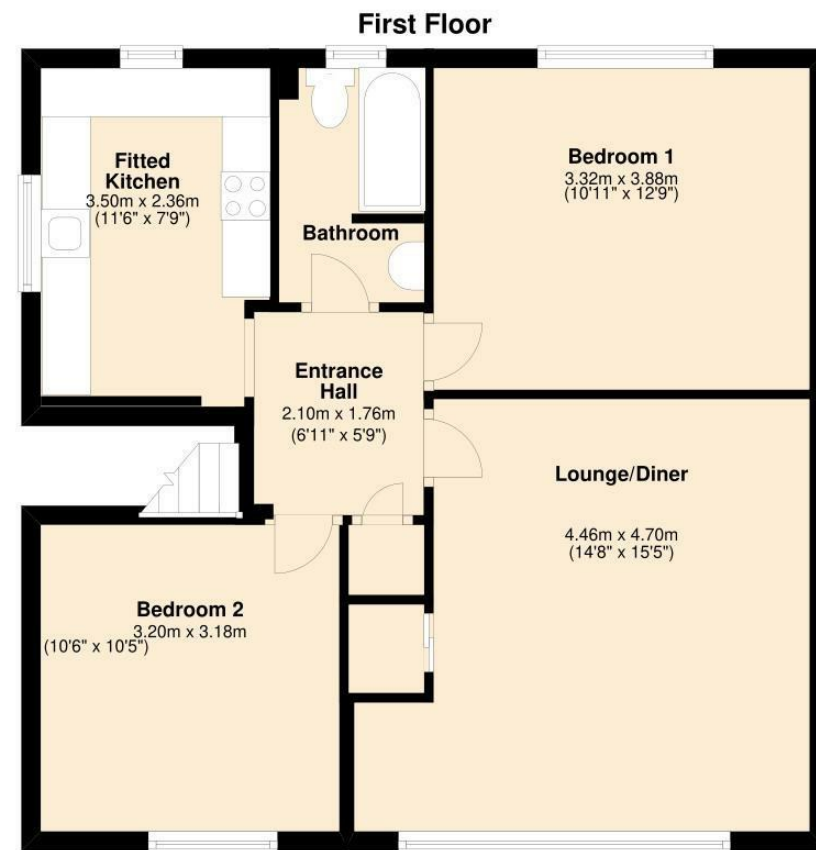
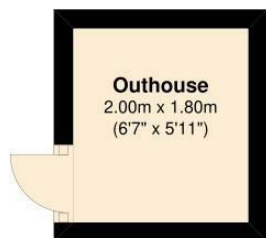
Lease: LEASE BEING EXTENDED TO 990 YEARS

Service Charge & Ground Rent - £200

Services: Mains gas, electricity, water & drainage.

Lea Road is situated on the fringes of the village, close to open fields 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 boasts excellent 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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 right and continue for 200 hundred yards, turning right into Grove Road, take the second turning left into Lea Road, 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.