



43, Grove Road, Sonning Common,  
South Oxfordshire, RG4 9RH

£600,000

Beville  
ESTATE AGENCY



- Detached bungalow
- Three bedrooms
- Recently installed gas fired boiler
- Highly sought after location
- Large garden
- Further potential subject to usual consents
- Walking distance to local amenities
- Home office / Summer House

Extended three bedroom detached bungalow, set in an established plot, requiring some updating & offering further potential subject to usual consents, situated in a highly sought after road within easy walking distance of village centre. EPC: D

Offered to the market for the first time in approx. 40 years, accommodation includes; two bay front double bedrooms, further bedroom 3, dining room, bathroom, fitted kitchen with larder, 17ft x 16ft sitting room with bay window.

Noteworthy features include; gas fired central heating with condensing boiler, built in cupboards, 23ft tandem length garage with adjoining lean to, ample off road parking, 80ft rear garden, further potential subject to usual consents. The property is sold with no onward chain.

To The Front Of The Property: Metal gate providing access to the driveway, offering parking, lawned area, pedestrian gate, fully enclosed with timber fencing and hedging, driveway leads to the garage and there is side access the back garden.

To The Rear Of The Property: Large, private sunny aspect rear garden, fully enclosed with timber fencing, well stocked with flower and shrub beds, home office/summer house.

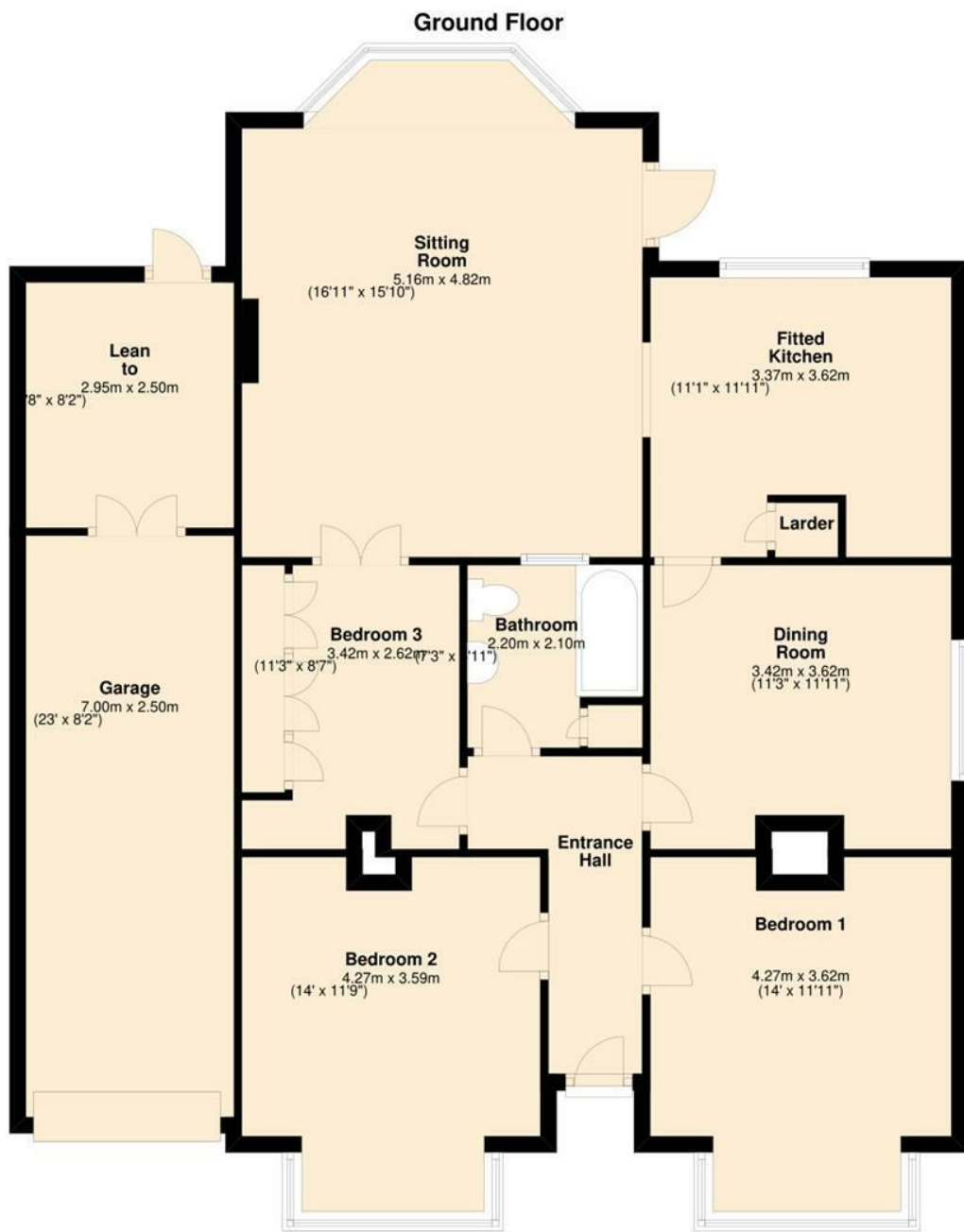
Total Floor Area (including garage & lean to): Approx. 122m<sup>2</sup> (1316sqft)

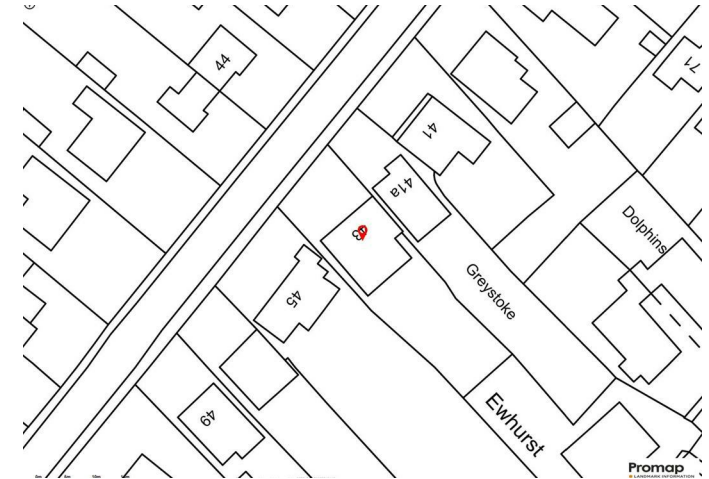
Council Tax Band: D

Services: Mains gas, electricity, water supply & drainage.

Grove Road is one of the oldest and most sought after roads in the village and is within easy walking of the 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	67	
(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, 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.