



54, Grove Road, Sonning Common,
S Oxon, RG4 9RL

£695,000

Beville
ESTATE AGENCY

- 24ft Kitchen/ breakfast room
- Cloakroom/ utility
- Car port & 24ft tandem length garage
- One of the oldest properties in this most sought after road
- Sitting room with log burner
- Bedroom 1 with ensuite shower room
- Gas fired central heating
- Conservatory & sun room
- Two further bedrooms
- No onward chain

Attractive, extended older style semi detached family home, presented in good order with 120ft sunny aspect rear garden, well positioned within a highly sought after road within easy walking distance of village centre. EPC: D

Accommodation includes; entrance hall, bay fronted sitting room with log burner, opens into 17ft living room, 24ft kitchen/ breakfast room, sun room, conservatory, study, cloakroom/ utility. From the hall, the staircase with cupboard under, leads to first floor landing, 13ft bedroom 1 with ensuite shower room, two further bedrooms and bathroom.

Noteworthy features include; gas fired central heating with condensing boiler, original sash windows, built in cupboards, carport, 24ft tandem length garage, ample off road parking, established, sunny aspect rear garden with 6m x 2.80m timber shed with light & power. The property is sold with no onward chain.

To The Front Of The Property gravel drive leads to carport, providing ample off road parking, garden laid to lawn, enclosed with timber fencing & mature hedging, covered entrance porch, outside light, double wooden gates to the carport lead to:

To The Rear Of The Property is a delightful, sunny aspect garden, approx. 120ft in length. Gravel drive leads to detached 24ft tandem length garage, with light & power, storage area, leads to paved patio area, 6m x 2.80m timber shed (light & power). Garden laid mainly to lawn, flower & shrub beds, fully enclosed with close board timber fencing & post & rail fencing, greenhouse, vegetable beds, mature trees.

Total Floor Area: Approx. 136m² (1458sqft)

Council Tax Band: E (£2925.10)

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		82
(81-91) B		
(69-80) C	68	
(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 250 hundred yards, turning right into Grove 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.