



25, Bay Tree Rise, Sonning Common, Sonning Common  
South Oxfordshire, RG4 9DB

£410,000

Beville  
ESTATE AGENCY



- Immaculately presented
- Two bathrooms
- Overlooking the green at the front
- Easy access to village amenities and bus stop
- Built in 2018 by Bewley Homes
- Low maintenance sunny aspect garden
- Highly sought after development
- Two double bedrooms
- Sold with no onward chain
- 3 years left on building warranty

Two bedroom end of terrace home presented in immaculate order built by highly regarded builders Bewley Homes and situated in a highly sought after location. EPC: B

Accommodation includes: cloakroom, kitchen with integrated appliances, a generous living/dining room with French doors leading to garden. The first floor comprises of landing, two double bedrooms; with en-suite to master bedroom and a separate family bathroom.

Noteworthy features include: Gas fired combination boiler, uPVC double glazing throughout, high energy efficiency, ample storage, two parking spaces, 3 years left on the building warranty, water softener. This property is being sold with no onward chain.

To the front of the property driveway for two vehicles, path leads to front door and side access to:

The rear garden, newly laid patio area ideal for outside dining, low maintenance, south westerly facing garden.

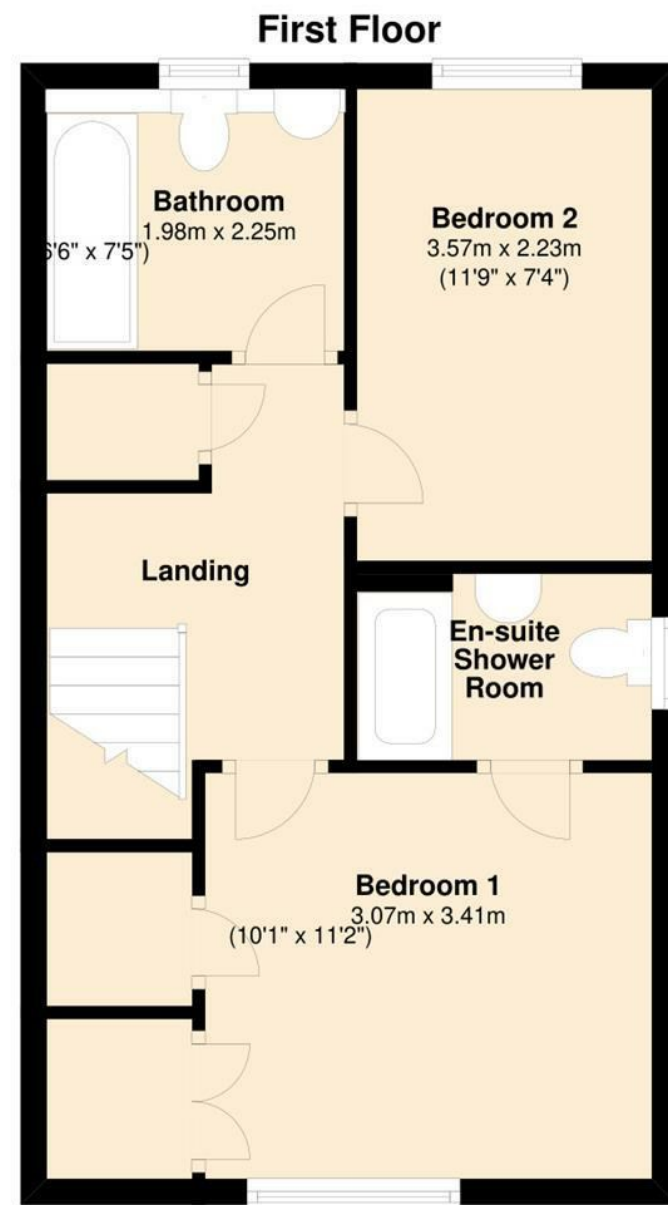
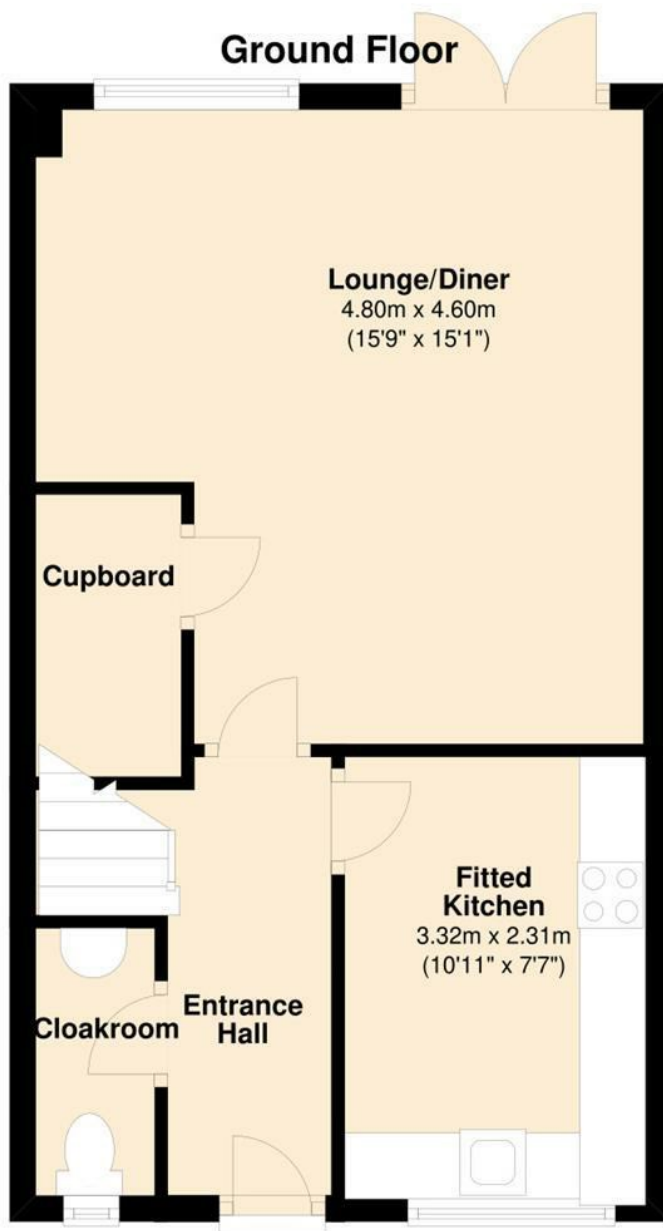
Council Tax: Band C

Total Floor Area: 74sqm (792 sqft)


Services: Mains electricity, mains water supply & drainage.

£400 annual estate charge

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. The FISH Volunteer Centre is a registered charity (charity number 1189325), run by volunteers providing a range of support services and community transport for those who are elderly, infirm or disabled within Sonning Common and all the surrounding villages. 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 from 2022, 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) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.