



13, Essex Way, Sonning Common,
South Oxon, RG4 9RG

£435,000

Beville
ESTATE AGENCY

- Detached bungalow
- Garage
- Walking distance to bus stop and countryside
- Sought after, quiet cul-de-sac
- Private rear garden
- Large living/dining room with sliding doors onto garden
- Presented in excellent order
- Sold with no onward chain

The property offered for sale is a two bedroom link detached bungalow presented in good order, with garage & secluded rear garden, situated in a sought after, quiet cul-de-sac.

Accommodation includes; enclosed porch, entrance hall, fitted kitchen, 19ft sitting room, master bedroom, bedroom 2/ dining room, shower room and garage/ utility.

Noteworthy features include; gas fired central heating, PVCu double glazing, large single garage, off road parking for several vehicles, private and easily maintained rear garden. The property is sold with no onward chain.

N.B BUNGALOWS ON THIS DEVELOPMENT ARE RESTRICTED TO APPLICANTS AGED OVER 50 YEARS.

To The Front Of The Property gravel driveway leads to GARAGE, providing ample off road parking, mature hedging, outside light.

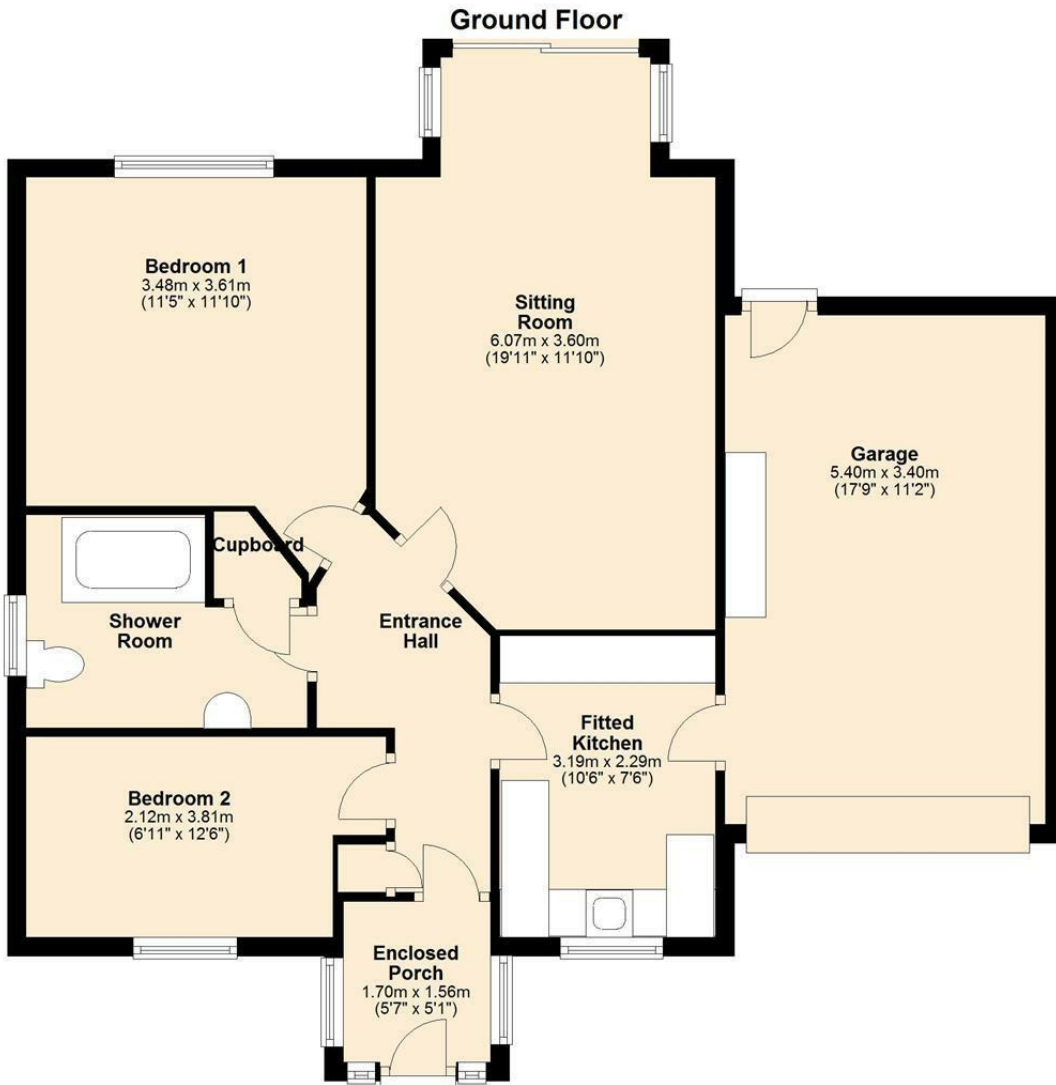
To The Rear Of The Property is a private garden. Paved patio with low retaining wall, garden laid to lawn, flower & shrub beds, outside light, timber shed, fully enclosed with timber fencing.

Essex Way is a small development of similar properties on the outskirts of Sonning Common. Regular bus service provides access into the village centre, Caversham and Reading (bus stop within 200 metres). The village is a thriving community and is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. 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.

Total Floor Area (including garage): Approx. 890sqft (83m²)

Council Tax Band: D

Services: Mains gas, electricity, water & drainage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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, Sonning Common, turn right and proceed to the cross roads, turning right into Wood Lane. Continue to the Kennylands turning, turning left into Kennylands Road, continue for ½ mile, turning left into Essex Way, 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.