



52, Lea Road, Sonning Common,
South Oxon, RG4 9LJ

£285,000

Beville
ESTATE AGENCY

- Immaculately presented
- Ground floor
- Integrated appliances in kitchen
- Front and rear gardens
- Generous private rear garden
- 94 years remaining on lease
- Sold with no onward chain
- Two double bedrooms
- Easy access to village centre

Beautifully presented ground floor apartment with private entrance and generous private garden, within walking distance to village centre. EPC: C

Accommodation includes: Entrance hall, living/dining room, two double bedrooms, a bathroom and a fitted kitchen with door onto garden.

Noteworthy features include: uPVC double glazing, gas fired central heating, private rear garden, brick shed & ample built in cupboards.

The front garden is mainly laid to lawn with a path leading to front door, storage area for bins. There is side access to the sunny rear garden which has a brick built shed and the garden is laid mainly to lawn.

Total Floor Area: 58sqm (621sqft)

Council Tax: Band B (£1742.00)

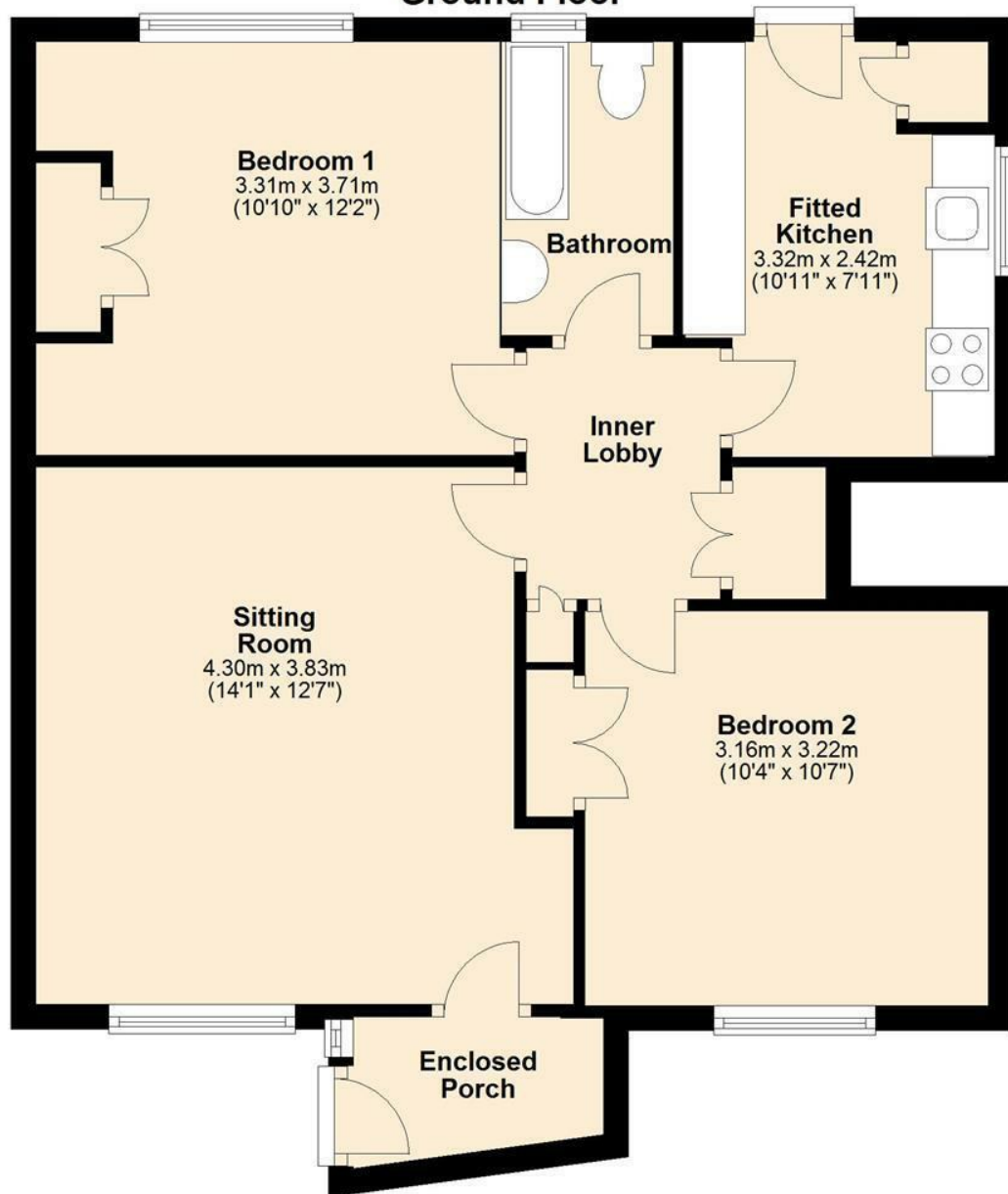
Lease: Approx 94 years remaining

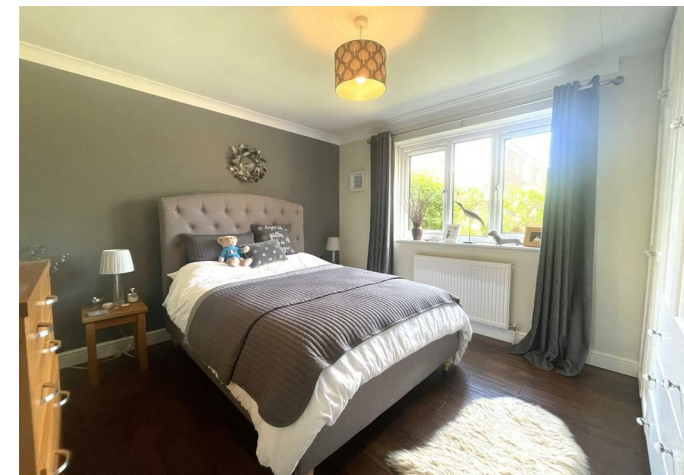
Ground rent: £224.90 a year

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.

Ground Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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 left.

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.