



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

£550,000

Beville
ESTATE AGENCY

- Three bedroom detached house
- Off road parking
- Delightful landscaped gardens
- Recently fitted kitchen
- Short walk to the centre of the village
- Two bathrooms
- Beautiful fully tiled shower room
- Presented in excellent order
- Close to countryside

An extended, three bedroom detached house situated within a short walk of the village centre, presented in immaculate condition and offering a sunny aspect private garden. EPC: C

The accommodation includes: entrance hall leading to dual aspect living room leading in turn to the dining area. There are two sets of French doors leading onto the garden. Recently fitted kitchen with high quality integrated appliances. The utility room is fitted with matching base and eye level units, gives access to the rear of the house and leads to the study and the ground floor shower room. The stairs lead to first floor landing which comprises of three bedrooms and a beautiful fully tiled shower room.

Noteworthy features: uPVC double glazing, gas fired central heating, immaculate condition.

To the front of the property: Gravel driveway providing off road parking. Lawned area with low level picket fence, mature shrubs and a magnolia tree.

To the rear of the property: Beautifully landscaped sunny aspect rear garden offering privacy. The garden is full of variety, with different areas to enjoy throughout the day. It is fully enclosed with timber fencing and a brick wall and offers a large patio, a range of shrubs, plants, there is also a substantial timber shed.

Total Floor Area: Approx. 114.1m² (1228sqft)

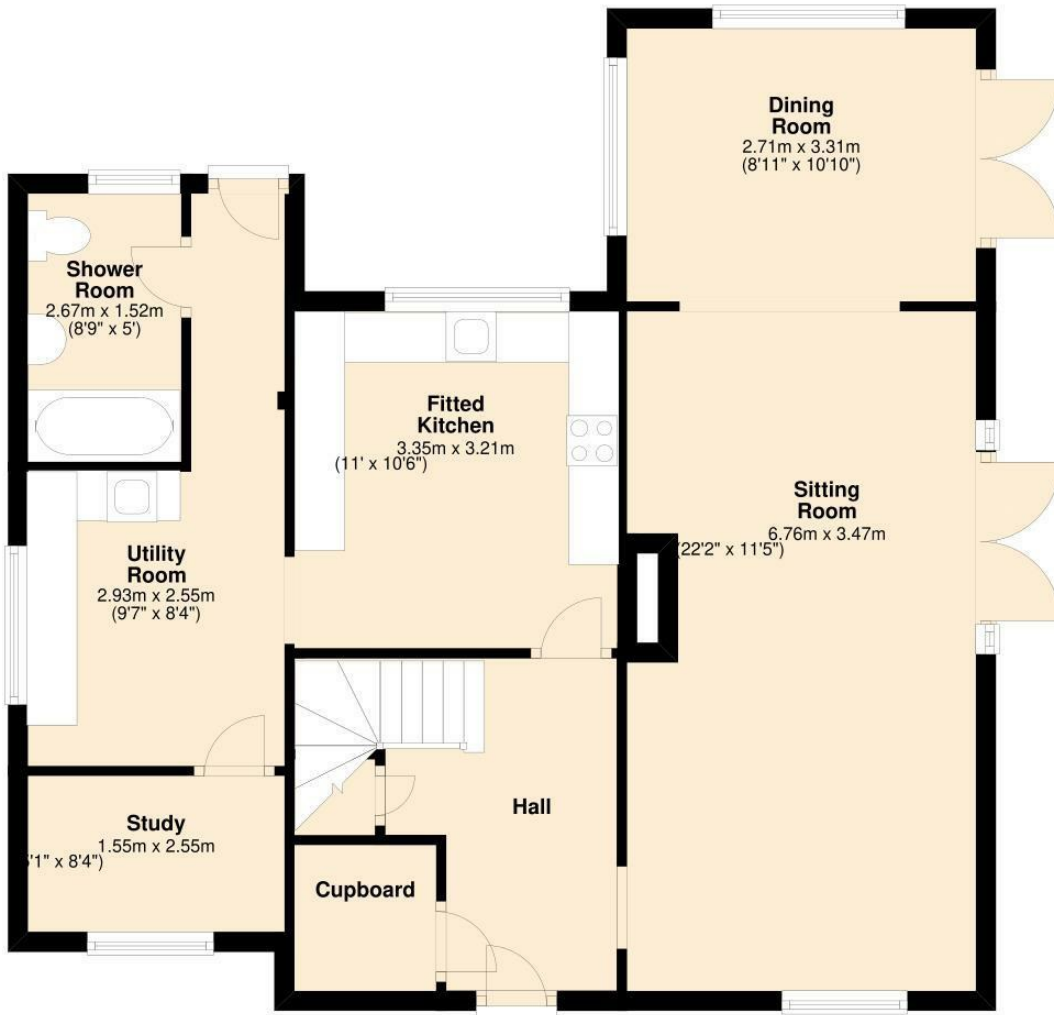
Services: Mains gas, electricity, water & drainage.

Council tax: E

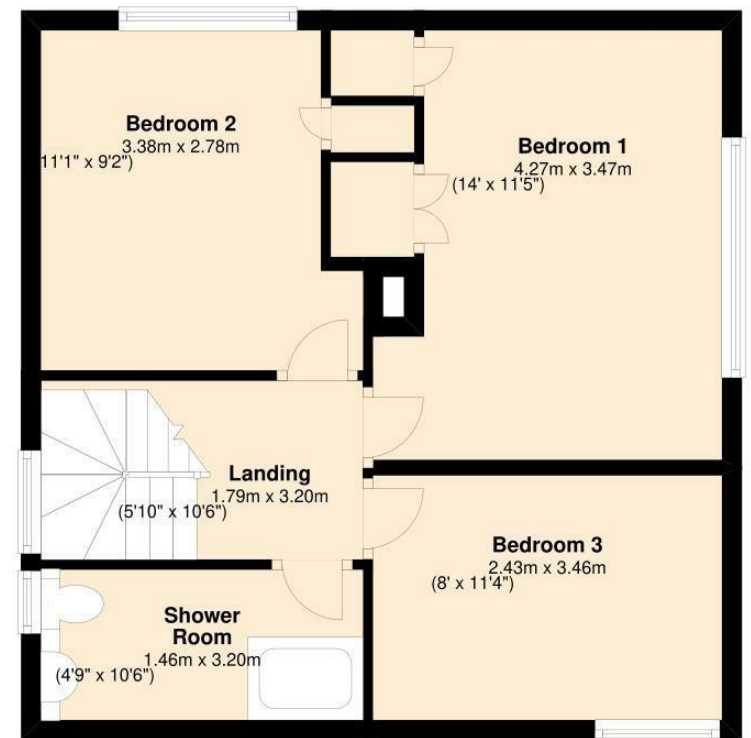
Lea Road is situated on the fringes of the village, close to open fields and yet is within easy walking of the village centre.

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



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(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 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.