



12, Carling Road, Sonning Common,
S Oxon, RG4 9TG

£600,000

Beville
ESTATE AGENCY

- Three bedrooms
- Sought after cul-de-sac location
- Four reception rooms
- Close proximity to woodland
- Two bathrooms
- Private and secluded rear garden
- 18ft bedroom 1 with fitted wardrobes
- Excellent potential for open plan kitchen/breakfast room
- Garage
- Walking distance to village centre

Extended, spacious detached family home, presented in good order, situated in a sought after, quiet, no through road, on the edge of the village. EPC: D

Accommodation includes: Enclosed porch, spacious entrance hall, ground floor shower room, dining room, 17ft living room, fitted kitchen, study, utility and 21ft conservatory. The stairs lead to first floor landing which comprises of 18ft bedroom 1 with fitted wardrobes, two further bedrooms and a family bathroom

Noteworthy features include: uPVC double glazing, gas fired central heating, further potential subject to usual consents, this property is sold with no onward chain.

To the front of the property: Large driveway providing ample off road parking and leading to garage, lawned area, fully enclosed with low level picket fencing and mature shrubs and hedging. The garage has a personal door to the rear which leads to:

The rear of the property: Delightful rear garden, patio area ideal for outdoor entertaining, garden laid mainly to lawn, fully enclosed with timber fencing and a variety of mature shrubs and hedging offering privacy. There is a summer house and a potting shed.

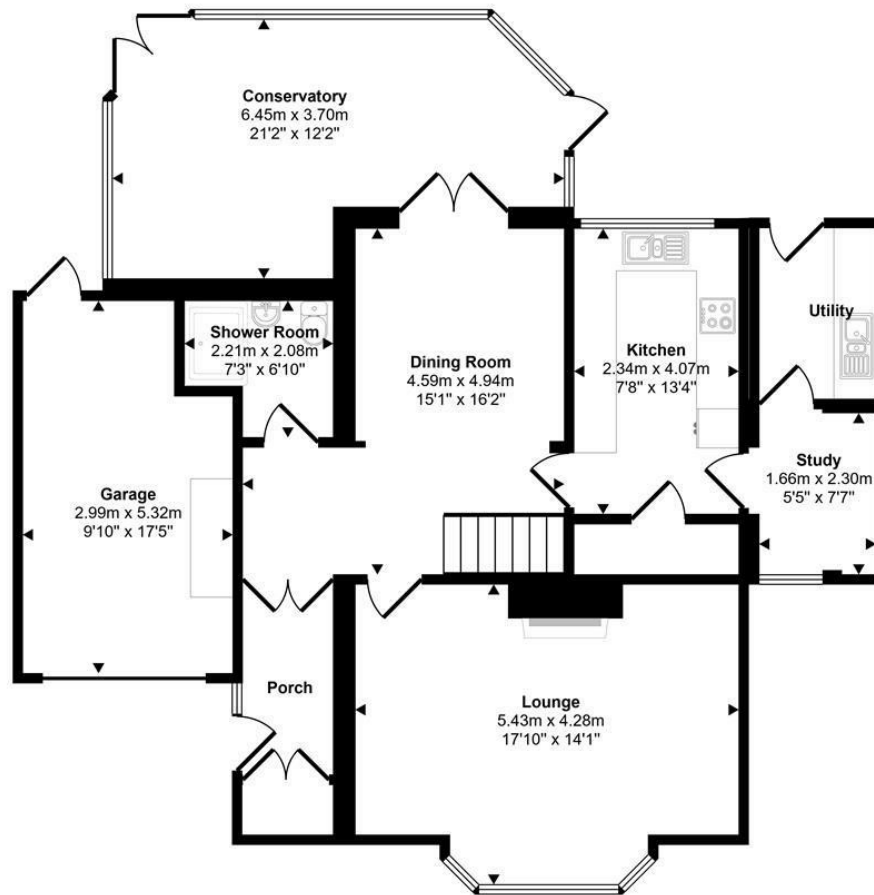
Total Floor Area (including garage): Approx. 157m² (1694sqft)

Council Tax Band: E

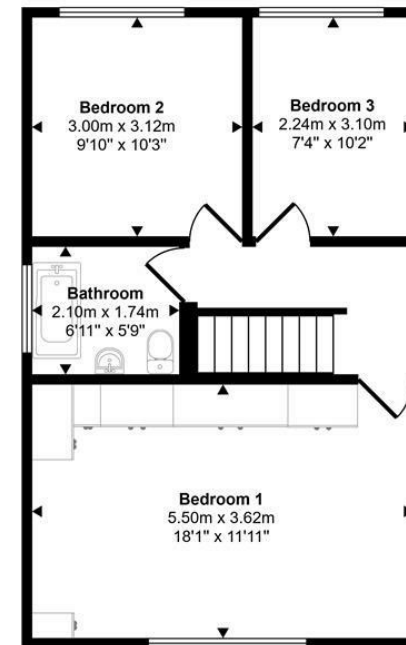
Services: Mains gas, electricity, water & drainage.

Carling Road is a no through road on the edge of the village adjoining protected woodland. 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.

Approx Gross Internal Area
157 sq m / 1694 sq ft



Ground Floor
Approx 109 sq m / 1177 sq ft



First Floor
Approx 48 sq m / 516 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.