



23, Wood Lane Close, Sonning Common,
South Oxon, RG4 9SP

£269,500

Beville
ESTATE AGENCY

- Presented in good order
- Private rear garden
- Shower room
- Ground floor maisonette
- Gas fired central heating
- Ample built in storage
- Walking distance to centre of the village
- Two double bedrooms
- Sold with no onward chain

A two bedroom ground floor maisonette presented in good order with private garden and situated within easy reach of village amenities. EPC: tbc

Accommodation includes: Entrance porch, 16ft lounge/diner, fitted kitchen with door onto private rear garden, two bedrooms a shower room.

Noteworthy features include: uPVC double glazing, gas fired central heating, walking distance to all village amenities, private rear garden, sold with no onward chain.

To the front of the property: Low maintenance gravel frontage with mature shrubs.

To the rear of the property: Paved patio, lawned area, timber shed and fully enclosed with timber fencing and mature shrubs and hedging.

Total Floor Area Approx: 641sqft (60sqm)

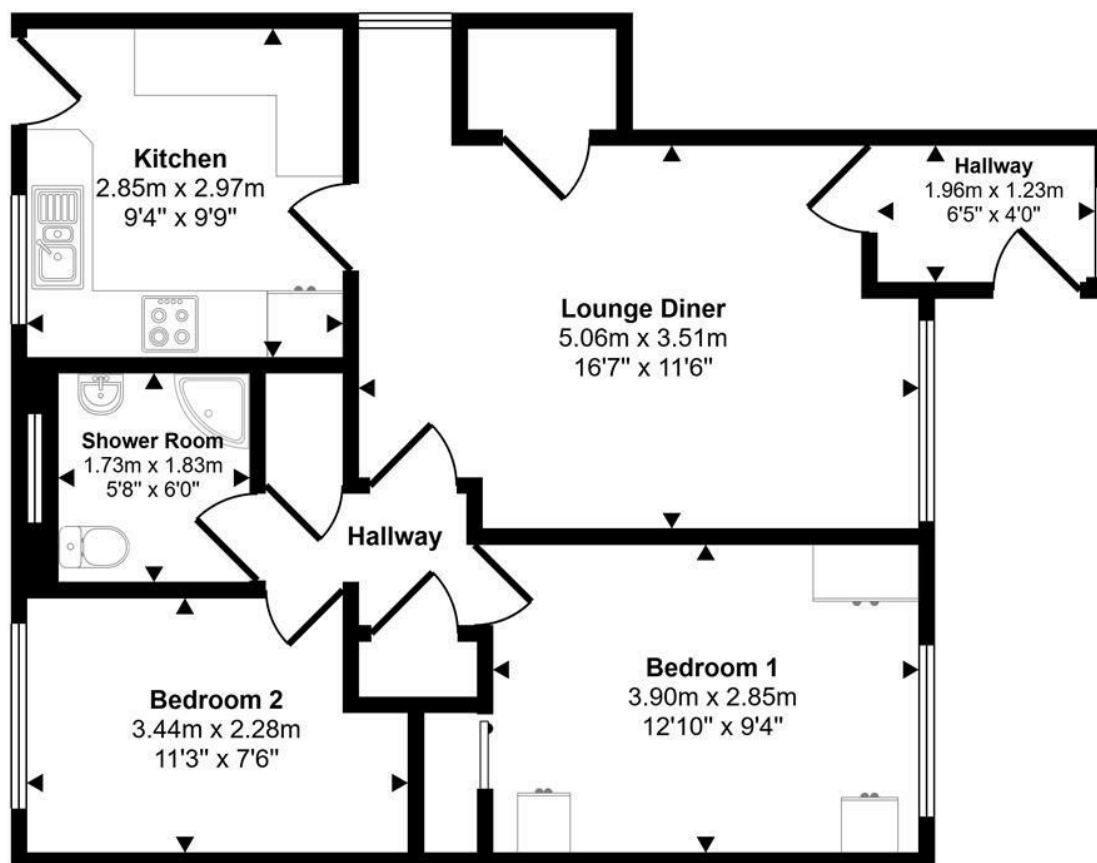
Council Tax: Band B

Services Mains gas, electricity, water & drainage.

92 years remaining on the lease

Wood Lane Close is a small cul-de-sac 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.

Approx Gross Internal Area
60 sq m / 641 sq ft



Floorplan

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		
(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

Turn right out of our offices, continue along the Peppard Road. Turn right into Wood Lane. Wood Lane Close can be found on the right 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.