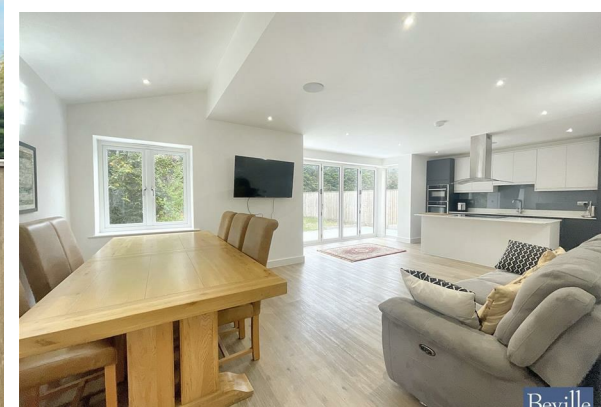




1A, Kennylands Road, Sonning Common,
S Oxon, RG4 9JR

£800,000

Beville
ESTATE AGENCY

- Presented in excellent order
- Three bathrooms
- Ample off road parking
- 7 years left of warranty
- 27ft open plan kitchen/breakfast room
- Sold with on onward chain
- Four double bedrooms
- Walking distance to village centre

A stylish and contemporary detached family home, set in an established plot, offering light & airy accommodation, including 27ft fitted kitchen/ breakfast room, four double bedrooms, three bathrooms, built to a high standard & situated in a sought after road within easy walking distance to village amenities. EPC: B

Accommodation includes; entrance vestibule, cloakroom, 20ft sitting room, 27ft bespoke fitted kitchen/ breakfast/ living room, utility room, 20ft bedroom 1 with en-suite shower room, 18ft bedroom 2 & family bathroom. The second floor comprises two further double bedrooms with full height windows overlooking the front & rear gardens and shower room.

Noteworthy features include; PVCu double glazing, zone controlled gas fired central heating with pressurised tank, underfloor heating to ground floor, extensive range of built in cupboards & wardrobes, off road parking and established, secluded garden, sold with NO ONWARD CHAIN.

OUTSIDE

To The Front Of The Property gravel drive provides off road parking, mature tree & shrubs, porcelain paved path, outside light, bin storage area, access on both sides to:

To The Rear Of The Property is a private & secluded garden, porcelain paved patio, garden laid mainly to lawn, fully enclosed with close board timber fencing & mature hedging, flower & shrub beds, outside tap and light.

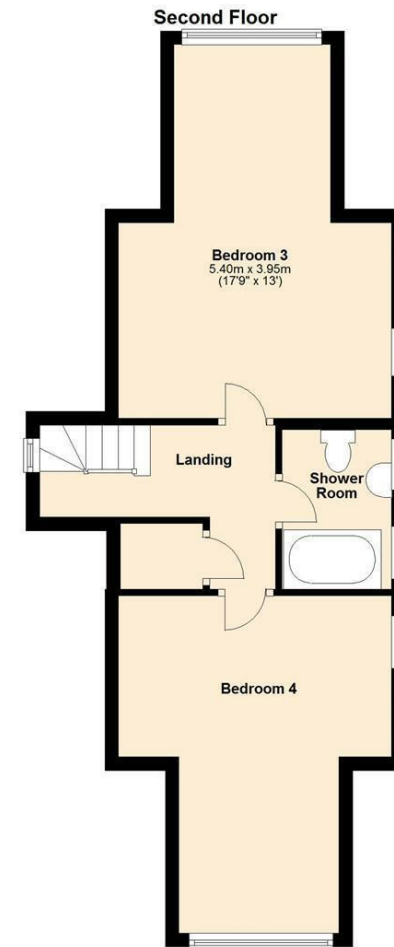
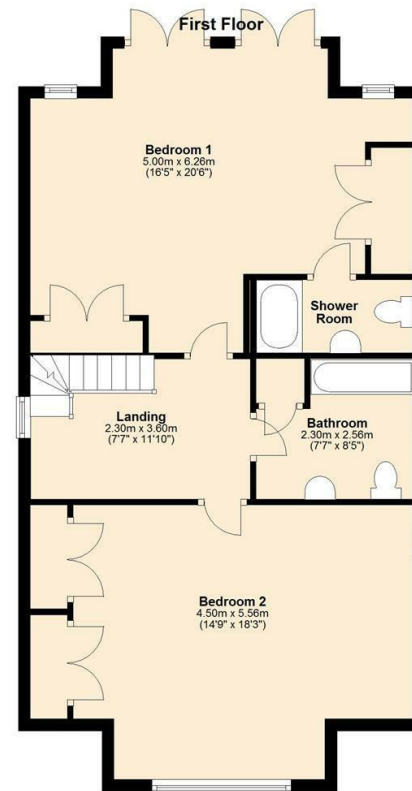
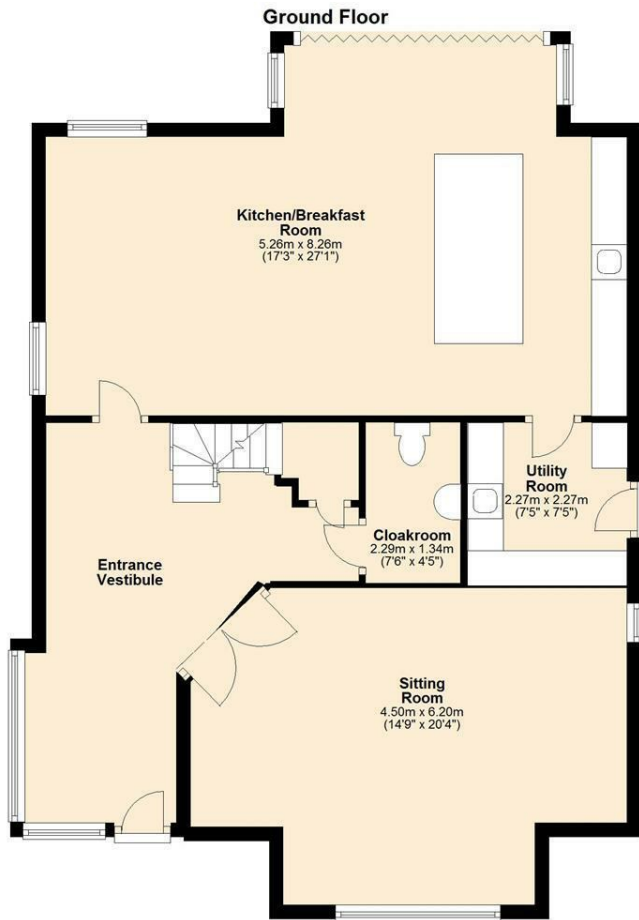
Total Floor Area: 204m² (2195sqft)

Council Tax:

Services: Mains electricity, water, and drainage

Kennylands Road is one of the oldest and most sought after roads in the village and 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 from 2021, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.





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