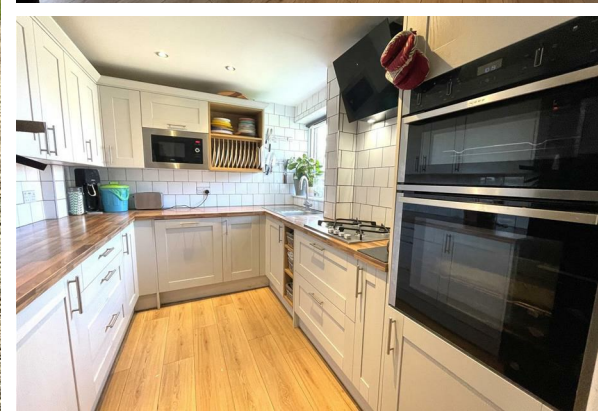




16, Rowan Close, Sonning Common, Sonning Common
S Oxon, RG4 9LD

£1,500 Per Month

Beville
ESTATE AGENCY

- Available from the beginning of December
- Garden
- Walking distance from amenities.
- Three bedrooms
- Recently fitted Kitchen & Bathroom
- Driveway Parking
- Quiet cul-de-sac location

The property offered for rent is a three bedroom property, presented in good order, situated in a quiet, cul-de-sac within walking distance of the village centre. This property is available unfurnished, from the beginning of December 2023. EPC: tbc

Accommodation includes; entrance hall, side utility room, recently fitted kitchen, sitting room with double doors to conservatory, three bedrooms & bathroom.

Noteworthy features include; PVCu double glazing, off road parking, established garden, available unfurnished from beginning of December.

To the front of the property is gravel driveway providing ample parking, small lawned area, brick path to porch.

To the rear of the property is an outside patio, with lawned area. Low maintenance garden.

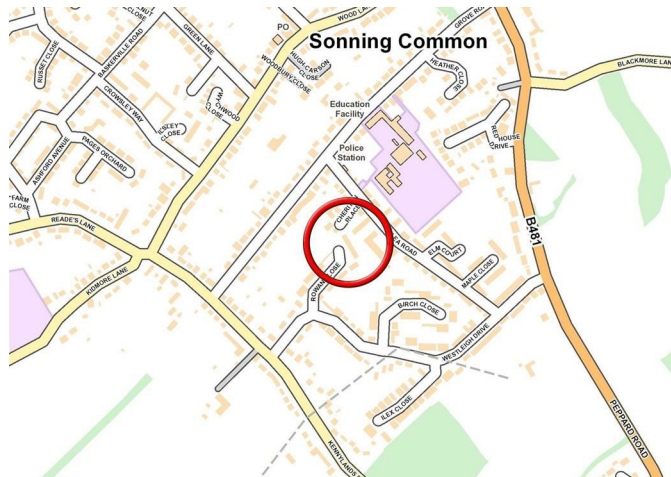
Rowan Close is a small cul-de-sac within easy walking of the village centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village boasts 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.

Total Floor Area: Approx 880sq.ft. (82m²)

Council Tax Band: C (£1991.00)

Services: Mains gas, electricity, mains water & drainage.





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

From our offices in Peppard Road, turn right and continue for 300 hundred yards, turning right into Westleigh Drive, before the Herb Farm. Continue for 200 yards, taking the third turning into Rowan Close, whereupon the property can be found at the end of the road.

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.