NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040

Bay Tree Rise
Sonning Common, Reading, Oxfordshire RG4 9DB

Chain Free £425,000

CHAIN FREE: Set within this sought after Bewley Homes modern development that offers easy access to both central Sonning Common and Henley upon Thames is this stylish mid terraced home. The property boasts two double bedrooms with two stylish bathrooms on the first floor. On the ground floor there is an open plan stylish kitchen, living room ample storage an a WC. To the rear there is an easy to maintain garden with direct access to the garage. To the front there views towards woodland. To appreciate the space on offer call now to view.

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- Chain free
- Modern and stylish house with great views
- Two double bedrooms
- Two stylish bathrooms (one en suite)
- Light and airy living room
- Open plan modern fitted kitchen
- Easy access to central Sonning Common
- Garage and parking
- Council tax band C
- EPC rating B

Hallway

A welcoming entrance with "Quickstep" laminate flooring with doors to the living room, WC and kitchen with stairs to the first floor.

WC
5'11 x 2'11 (1.80m x 0.89m)

Cloakroom with "Quickstep" laminate flooring with WC, sink, heated towel rail and frosted window to the front of the property.

Kitchen
10'6 x 7'4 (3.20m x 2.24m)

A modern and stylish kitchen with tiled floor, plenty of worktop space and both floor and eye level cupboards, space for washing machine, built in fridge freezer, oven, hob, extractor and dishwasher with a large window to the front of the property providing plenty of natural light. Open plan to the living room.

Living room
15'5 x 15'0 (4.70m x 4.57m)

A spacious and open living room with arch to the kitchen, "Quickstep" laminate flooring and understairs storage. Patio doors and a large window overlooking the garden.

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Landing

Carpeted landing with doors to bedrooms and bathroom.

Bedroom one
11'5 x 9'10 (3.48m x 3.00m)

A generous, bright and airy double bedroom with a good sized window to the front of the property, double and single build in wardrobes and door to the ensuite.

En suite
7'4 x 4'2 (2.24m x 1.27m)

A modern and well presented ensuite shower room with tiled floor, WC, shower and sink with heated towel rail.

Bedroom two
11'11 x 7'4 (3.63m x 2.24m)

A good sized carpeted double bedroom with window overlooking the garden.

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Bathroom
7'8 x 6'5 (2.34m x 1.96m)

A modern and stylish bathroom with tiled floor, bath with shower, sink, WC and frosted window to the rear of the property. Tiled floor and part tiled walls.

Garage
21'10 x 9'10 (6.65m x 3.00m)

A larger than expected garage that can be accessed via the garden with plenty of storage space, power, a parking space in front.

Garden

A comfortable and private garden, mostly laid to lawn with good sized patio - plenty of room for entertaining. The garden also benefits from a paved walkway and gate leading to the garage.

View to the front

Services
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

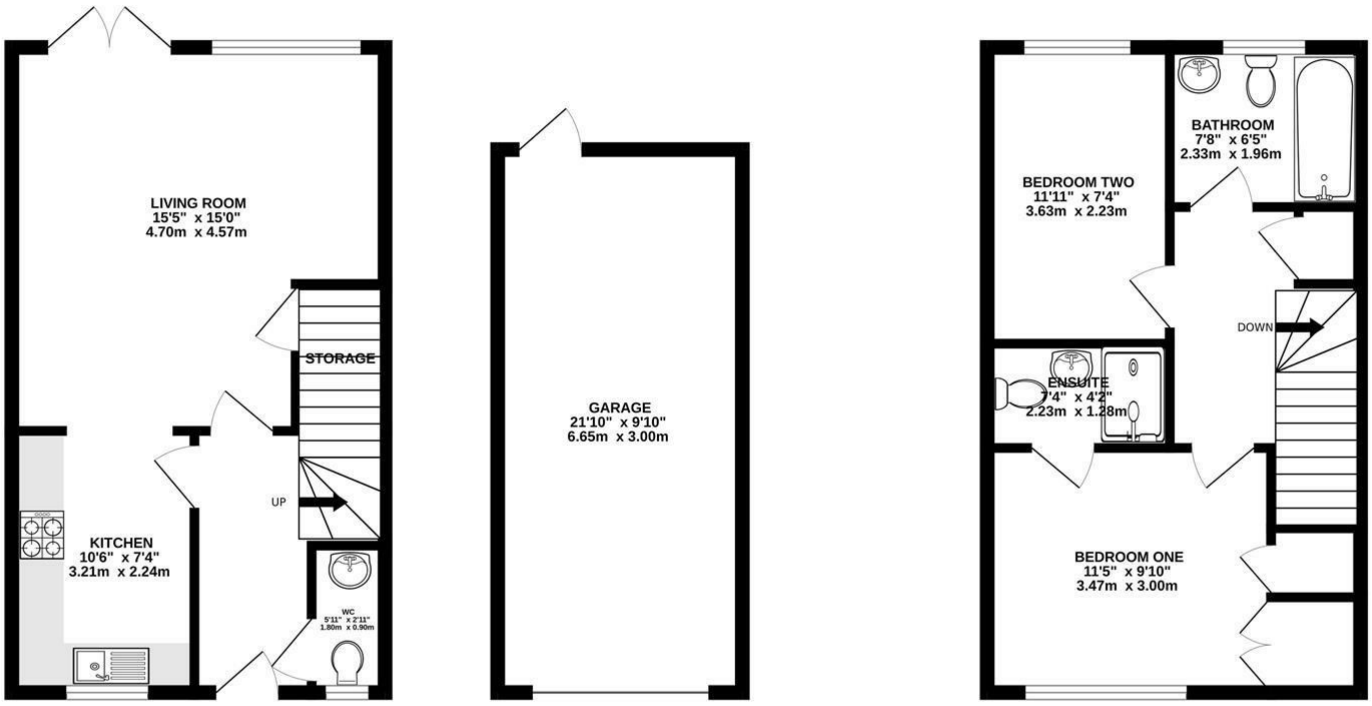
Broadband. Superfast, information obtained from Ofcom

All appliances and services are untested.

Estate charge
Estate charge £415.72 pa

GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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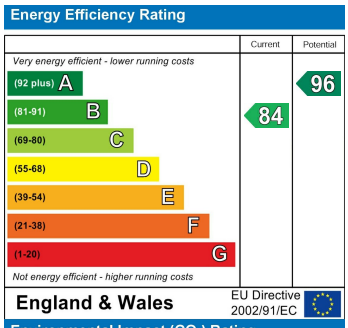

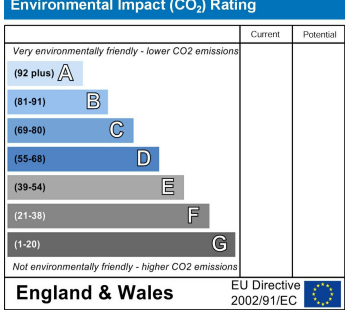

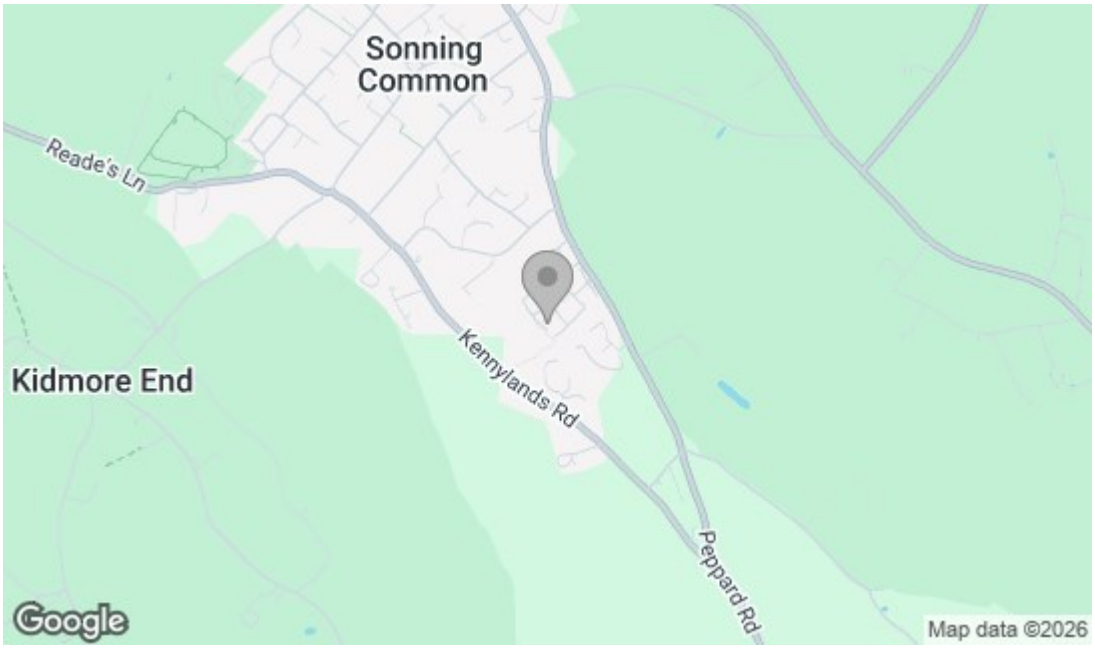

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