



5, Maple Close, Sonning Common,
South Oxon, RG4 9NG

£350,000

Beville
ESTATE AGENCY

- 18ft lounge/diner
- Gas fired central heating
- Presented in good order
- Seperate study downstairs
- Quiet cul-de-sac location
- Three bedrooms
- Utility room
- Walking distance to village centre
- No onward chain

A mid terrace home situated in a small cul-de-sac presented in good order, offering three bedrooms, two reception rooms and being sold with no onward chain.

Accommodation includes: Entrance hall, 18ft lounge/diner, 18ft galley kitchen, office/ study and utility room. The first floor comprises of three bedrooms and a family bathroom.

Other noteworthy features include: uPVC double glazing, gas fired central heating, sold with no onward chain.

To the front of the property is a driveway providing off road parking, gravelled area, concrete pathway leading to the front door.

To the rear of the property is a secluded and easily maintained landscaped garden. Paved patio with low retaining wall, a step lead to further area currently laid with artificial grass. The garden is fully enclosed with timber fencing.

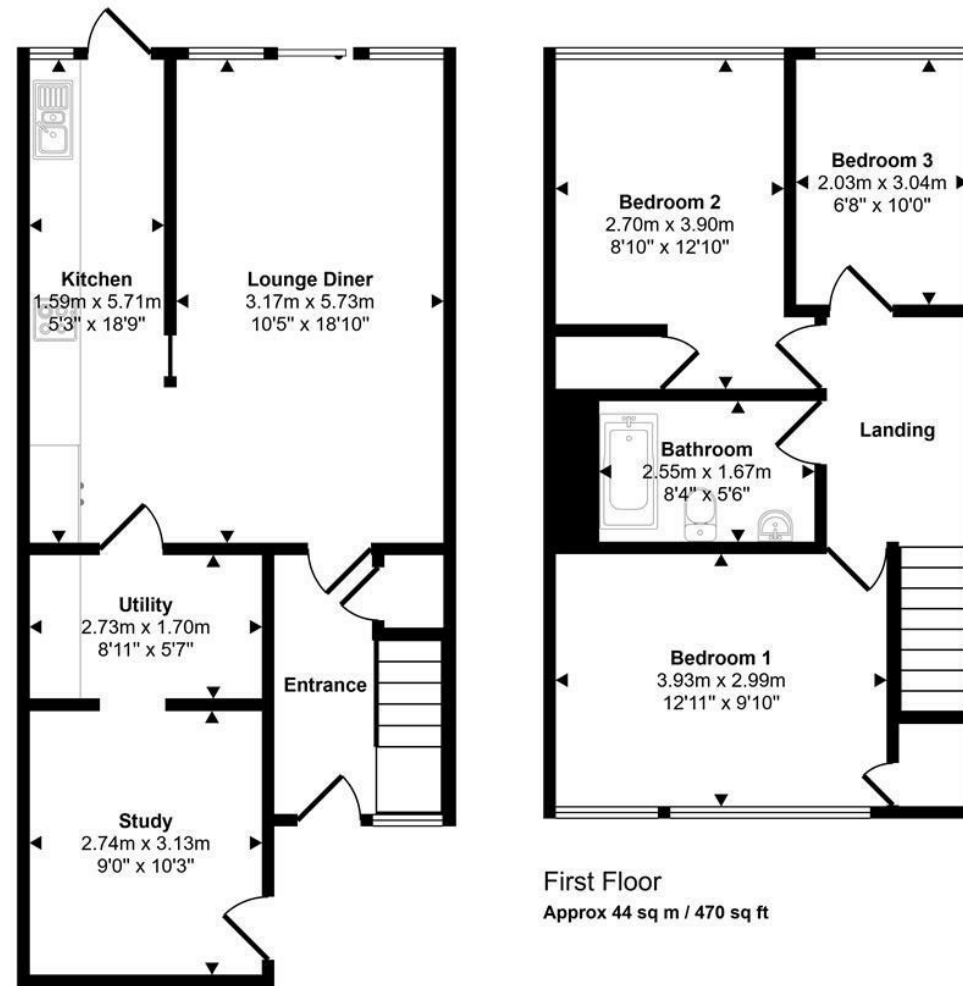
Total Floor Area: 999sqft (93m²)

Council Tax Band: C

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

Maple Close is situated on the fringes of the village, close to open fields and yet 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 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
93 sq m / 999 sq ft



Ground Floor
Approx 49 sq m / 529 sq ft

First Floor
Approx 44 sq m / 470 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		
(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, take the first turning right into Lea Road and the first turning right into Maple Close. The property is 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.