



Kidmore Lane, Sonning Common, Reading, RG4 9SH

£625,000

Walmsley

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Walmsley Estate Agency is delighted to present this extended 1930s bay-fronted semi-detached home in a sought-after Sonning Common location.

The accommodation includes an entrance hall with storage, bay-fronted living room with log burner, bespoke storage and plantation shutters, study/snug, and a spacious 15'9 x 14'10 kitchen/breakfast room with French doors to the garden. Upstairs are three bedrooms and a modern family bathroom.

Outside, there is off-street parking for several vehicles, mature planting, and a generous enclosed rear garden with lawn, seating area, side access, and a garden office.

Council Tax Band E | EPC Rating C

Sonning Common offers excellent amenities including a health centre, dentist, veterinary practice, Coop, post office, pharmacy, library, local shops, pubs and takeaways. Surrounded by countryside, it is ideal for walking and cycling.

Reading and Henley-on-Thames are approximately six miles away. Reading Station provides fast services to London Paddington via the Elizabeth Line, with easy access to the M4 and M40.

Well placed for Sonning Common Primary School, Chiltern Edge School, Gillotts School, The Oratory and Queen Anne's School.

<https://moverly.com/sale/LskLRBvAe3FAx2cXhNNi3x/view>

*Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded even if the property does not go ahead.

Tenure - Freehold





- Village location
- Generous size plot with further scope to extend (subject to consent)
- Loft conversion potential (subject to consent)
- Beautiful presentation
- Large kitchen/dining room
- Large rear garden
- EPC rating C
- Council tax band E

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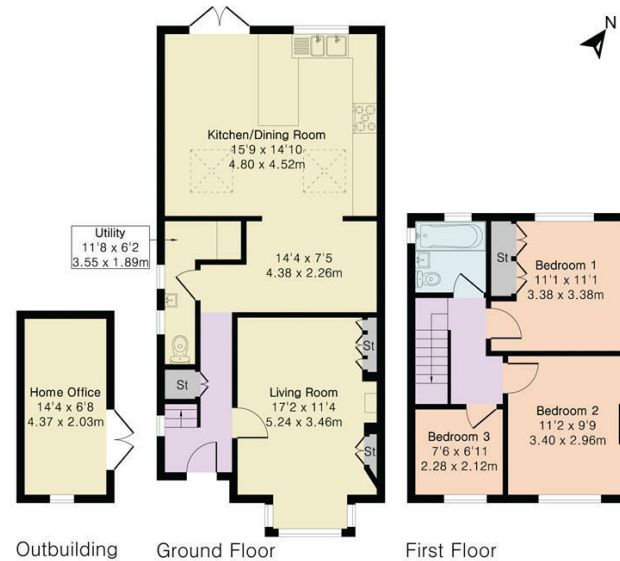


**Approximate Gross Internal Area 1037 sq ft - 97 sq m
(Excluding Outbuilding)**

Ground Floor Area 653 sq ft - 61 sq m

First Floor Area 384 sq ft - 36 sq m

Outbuilding Area 95 sq ft - 9 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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