



5, Baskerville Road, Sonning Common, Sonning Common
S Oxon, RG4 9LS

£425,000

Beville
ESTATE AGENCY

- Easy flat walking to village centre
- 14ft sitting room opening into dining room
- Detached garage with electric door
- Well presented
- Gas fired central heating with brand new boiler
- Potential to extend subject to usual consents
- Two double bedrooms
- Ample off road parking
- Sold with no onward chain

Two bedroom semi detached bungalow, presented in excellent order, with private & secluded rear garden, situated in a highly sought after road, within easy walking distance of village centre & amenities. EPC: C

Accommodation includes: Entrance hall, two double bedrooms, shower room, fitted kitchen, 14ft sitting room opening into dining room.

Noteworthy features include; PVCu double glazing & fascias, gas fired central heating with brand new condensing boiler, ample off road parking, detached garage (electric roller door, light & power), private & secluded garden, further potential to extend subject to usual consents.

To The Front Of The Property brick pillars with double wrought iron gates give access to long tarmac drive with brick edging, leading to detached garage, providing ample off road parking, small lawned area, mature flower & shrubs, enclosed with close board timber fencing & brick wall, outside light, leads to:

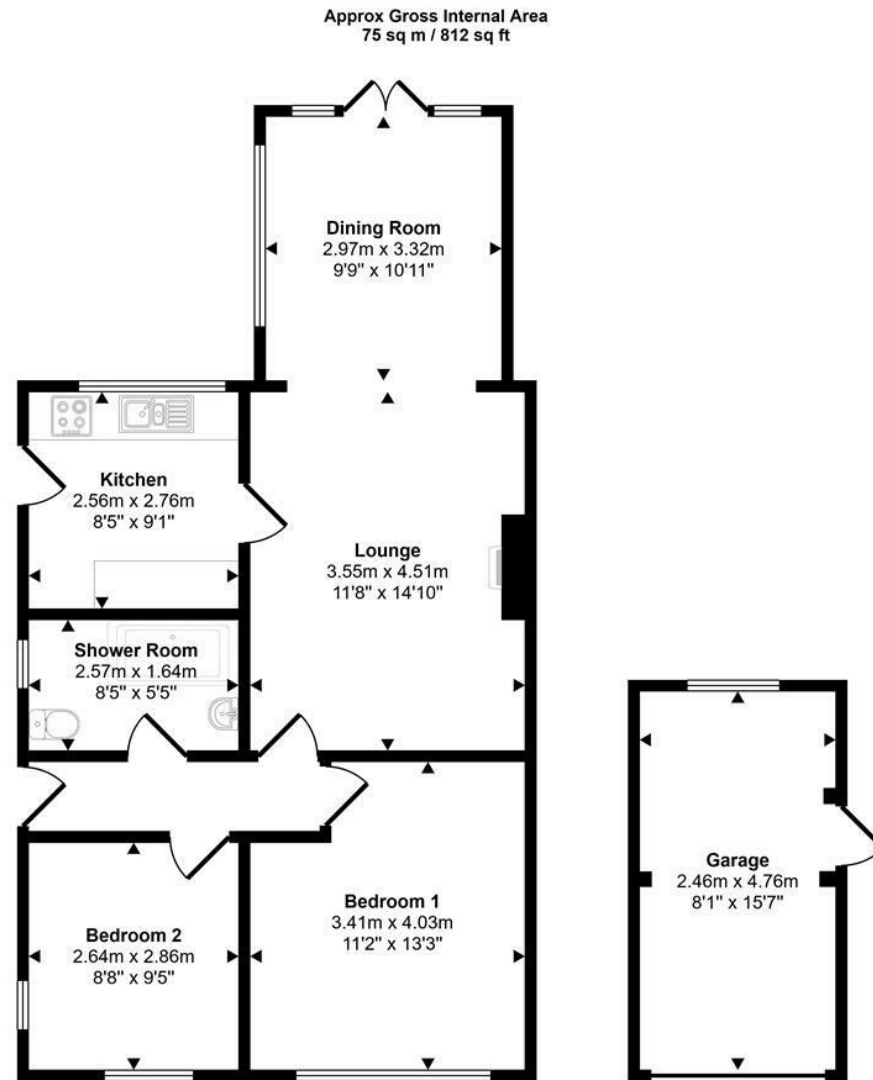
To The Rear Of The Property is a private & secluded garden, laid mainly to lawn, fully enclosed with mature hedging & timber fencing, fruit trees, timber shed, brick bar-b-que.

Total Floor Area: 64m² (686sqft)

Council Tax: D

Services: Mains gas, electricity, water & drainage

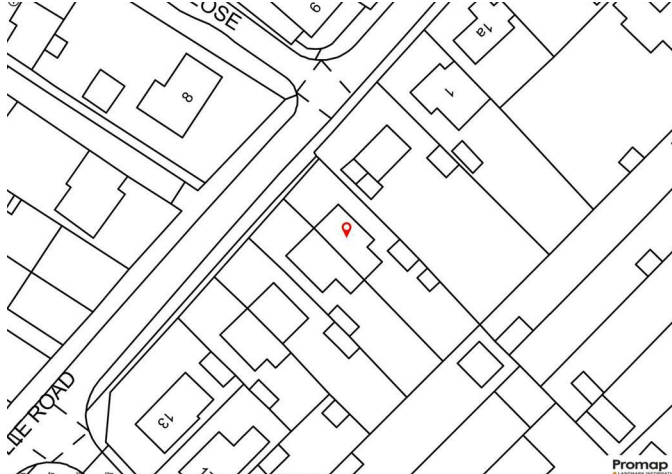
Baskerville Road is one of the oldest roads in the village and is within easy walking of the village centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village 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.



Floorplan
Approx 64 sq m / 686 sq ft

Garage
Approx 12 sq m / 126 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		
	70	79
England & Wales		EU Directive 2002/91/EC

Directions

From our offices in Peppard Road, turn left and take the first turning left into Sedgewell Road, proceed to the end of the road and over the cross road into Baskerville Road, the property is 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.