18, Park Close, Sonning Common,
South Oxon, RG4 9RY

£375,000

Beville
ESTATE AGENCY

- Two double bedrooms (potential for three)
- Quiet cul-de-sac location
- Garage - potential to convert subject to usual consents.
- Good sized rear garden
- Edge of village location
- Ample side access space
- New windows being installed
- Walking distance to village amenities
- Stones throw from local countryside

Attractive end of terrace home, offering established cottage style gardens, set at the end of a small cul-de-sac, close to countryside. EPC: D

Accommodation comprises; hall, fitted kitchen, lounge/ diner. Stairs lead to first floor landing, two double bedrooms & bathroom with separate bath and shower.

Noteworthy features include: double glazing, gas fired central heating, garage, part boarded loft and off road parking, new uPVC windows being installed.

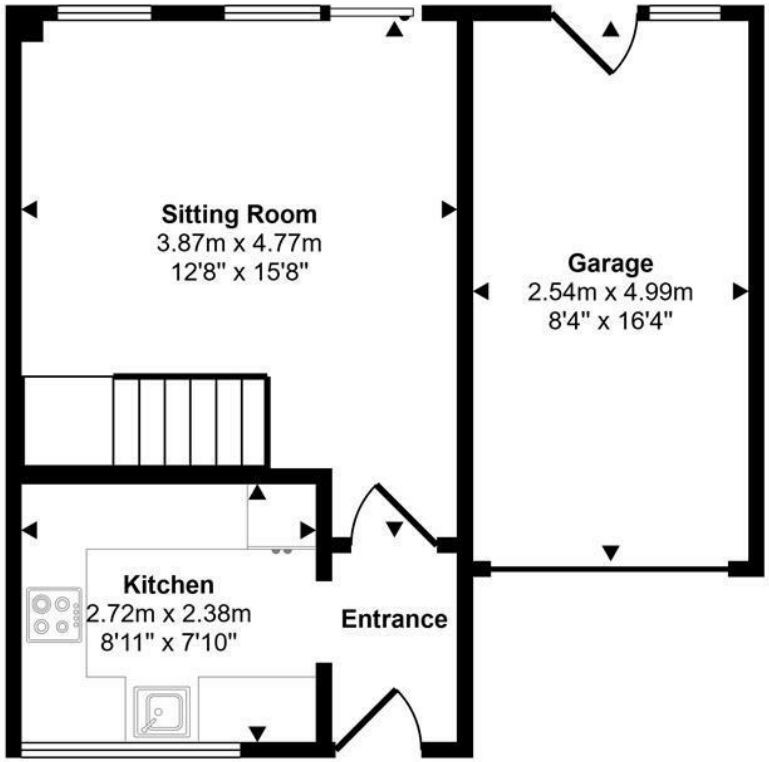
To the front of the property drive leads to garage, providing ample off road parking, garden laid to lawn, flower and shrubs, outside light, gated side access to:

To the rear of the property is a garden laid mainly to lawn, well maintained and stocked with a great variety of flowers and shrubs, laid to lawn, fully enclosed with close board fencing, raised decked seating area.

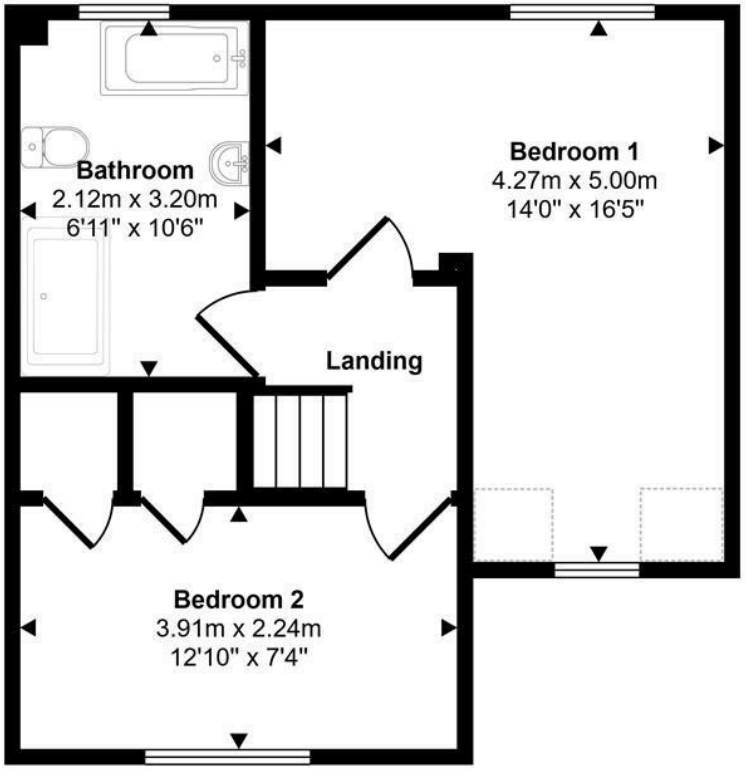
Total Floor Area: Approx. 848sqft (79m2) inc garage
Council Tax: Band D
Services: Mains gas, electricity, water & drainage.

Park Close is situated on the fringes of the village, close to countryside, yet 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
79 sq m / 848 sq ft



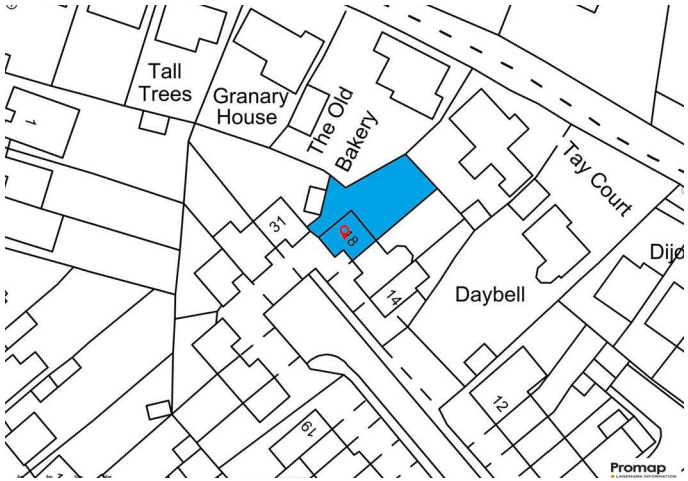
Ground Floor
Approx 40 sq m / 429 sq ft

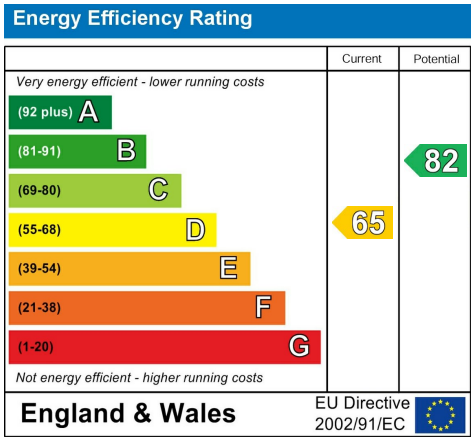


First Floor
Approx 39 sq m / 419 sq ft

Denotes head height below 1.5m

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.





Directions

From our offices in Peppard Road turn right and take the left turning at the crossroads into Widmore Lane, take the first turning left into Pond End Road, at the T junction turn left and immediately right into Park Close, the property can be found at the end on the right 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.

0118 9242526
28 Peppard Road, Sonning Common, South Oxfordshire, RG4 9SU
www.beville.co.uk
info@beville.co.uk