







4, Hazel Gardens, Sonning Common,
South Oxon, RG4 9TF

£775,000

Beville
ESTATE AGENCY

- Spacious accommodation
- Sold with no onward chain
- Tucked away, quiet cul-de-sac
- Five bedrooms
- Three reception rooms
- Stones throw from village centre
- Detached double garage
- Private and good size rear garden

Detached five bedroom family home presented in good order, tucked away in a quiet cul-de-sac in the heart of the village, offering three reception rooms, a double garage and private rear gardens. EPC: tbc

Accommodation includes: Entrance hall, downstairs w/c, study, 17ft sitting room with double doors onto the garden. The sitting room with open fire, leads into a further dining room. Fitted kitchen and utility area with double doors onto rear garden. The stairs in the hall lead to first floor landing which comprises of bedroom 1 with fitted wardrobes and en-suite shower room, three further bedrooms and a family bathroom. There is a further staircase that leads to the second floor to bedroom 5.

Noteworthy features: Aluminium double glazed windows, gas fired central heating, ample built in cupboards and eaves storage, double garage (with light, power) & off road parking. The property is offered for sale with no onward chain.

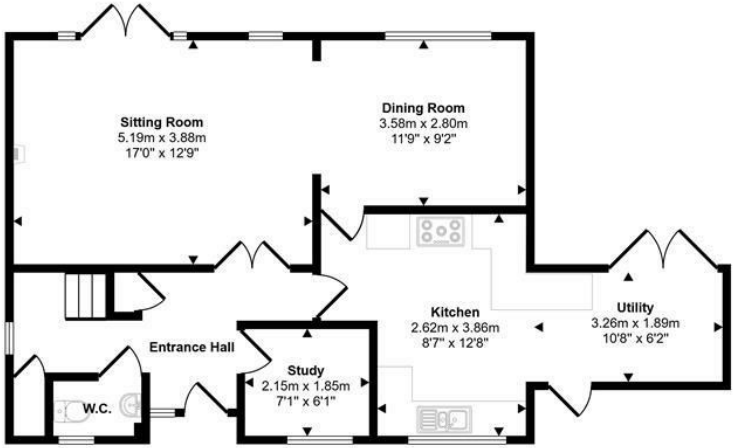
To the front of the property: Block paved driveway leading to detached double garage, lawned area with shrubs, gated side access to:

The rear of the property: Garden laid to lawn, fully enclosed with timber fencing, a wealth of mature shrubs and hedging, paved patio ideal for outdoor entertaining. The rear garden offers a high level of privacy.

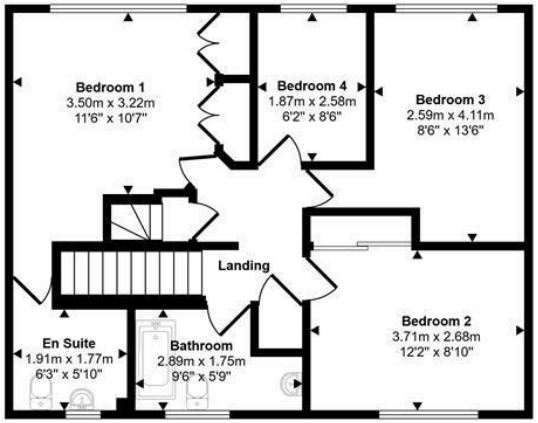
Total Floor Area (including garage): 176m2 (1896sqft)
Council Tax: F
Services: Mains gas, electricity, water & drainage.

Hazel Gardens is a small, quiet, cul-de-sac well positioned in the village, set 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 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.

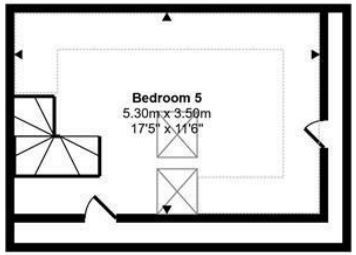
Approx Gross Internal Area
176 sq m / 1896 sq ft



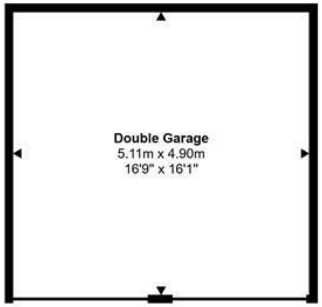
Ground Floor
Approx 67 sq m / 717 sq ft



First Floor
Approx 61 sq m / 662 sq ft



Second Floor
Approx 23 sq m / 246 sq ft



Garage
Approx 25 sq m / 271 sq ft

Denotes head height below 1.5m

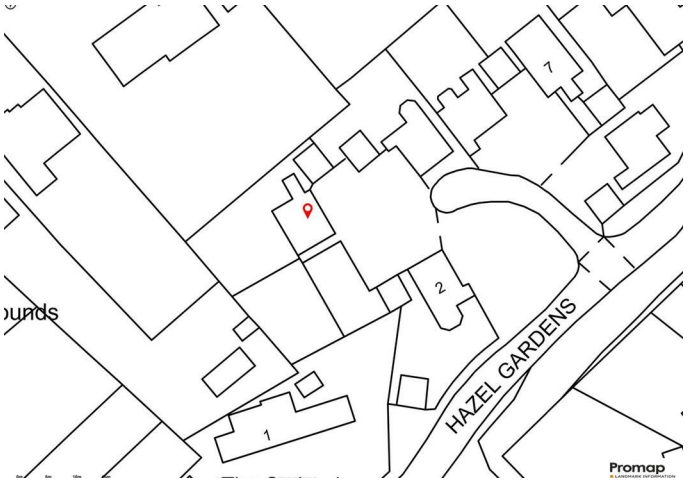
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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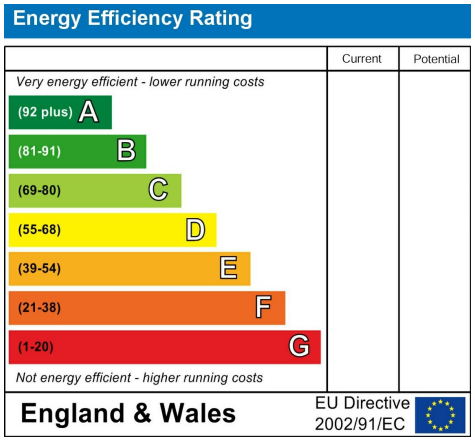












Directions

From our offices in Peppard Road, turn left and take the first turning left into Sedgewell Road, upon reaching the T-junction turn left onto Woodlands Road, continue for 75yds and turn left into Hazel Gardens, whereupon the property is on the left.

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.