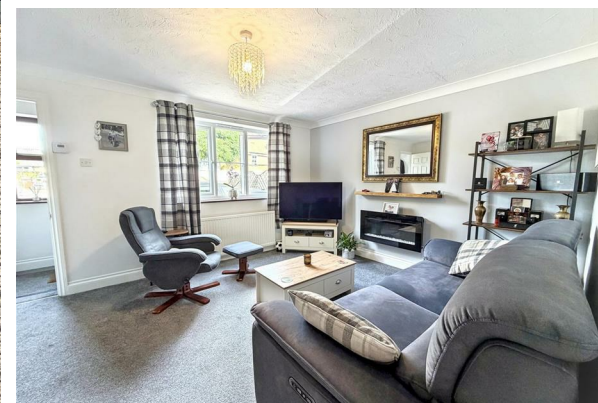




2a, Sedgewell Road, Sonning Common,
S Oxon, RG4 9TA

£275,000

Beville
ESTATE AGENCY

- Two double bedrooms
- Walking distance to village amenities
- Share of freehold
- Presented in excellent order
- Ground floor maisonette
- Sold with no onward chain
- Garden
- Highly sought after location
- Allocated parking
- Recently fitted kitchen and shower room

Two bedroom ground floor maisonette, situated in a highly sought after location, presented in immaculate order and benefitting from share of the freehold. EPC:

Accommodation includes: Entrance porch, lounge/diner, a further hallway which gives access to recently fitted kitchen and shower room, and two double bedrooms.

Noteworthy features include: uPVC double glazing, gas fired central heating, share of the freehold, sold with no onward chain.

To the front of the property: There is an allocated parking space to the front of the property. Gated side access leading to:

The rear of the property: Communal gardens predominantly laid to lawn, gravel seating area, fully enclosed with timber fencing.

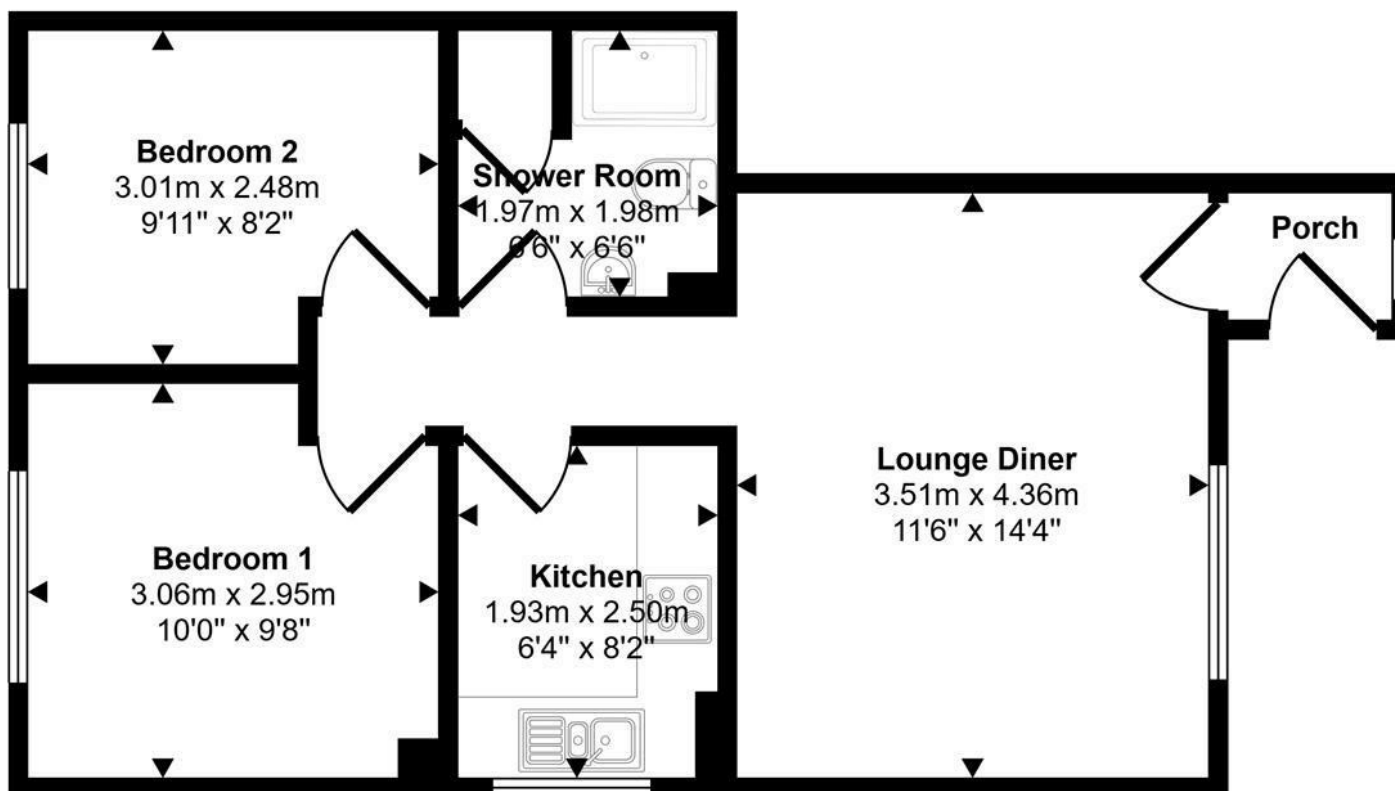
Total Floor Area: Approx. 46m² (492sqft)

Council Tax: Band C

Services: Mains gas, electricity, water & drainage.

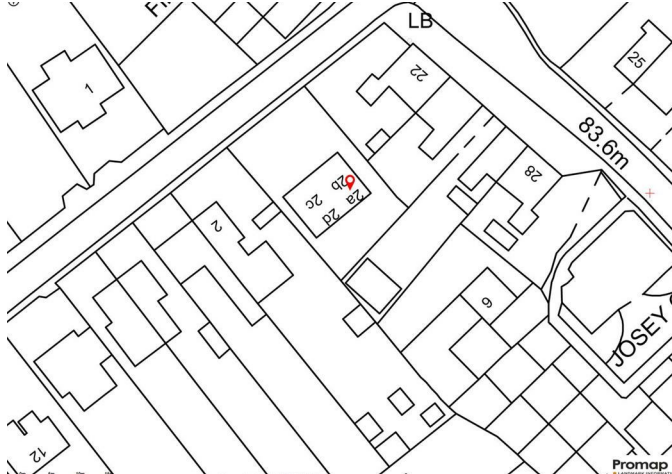
Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village offers 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
46 sq m / 492 sq ft



Floorplan

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	74	76
(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 turn left, and immediately left into Sedgewell Road. The property can be 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.