



35 Wood Lane

Sonning Common Reading, RG4 9SJ

Offers over £500,000

A three-bedroom detached property situated on Wood Lane in the centre of Sonning Common, close to local amenities including the village doctors' surgery. The property occupies a generous plot with a front garden offering potential for additional parking, a driveway to the side and a large enclosed rear garden with lawn, patio area and former garage/store.

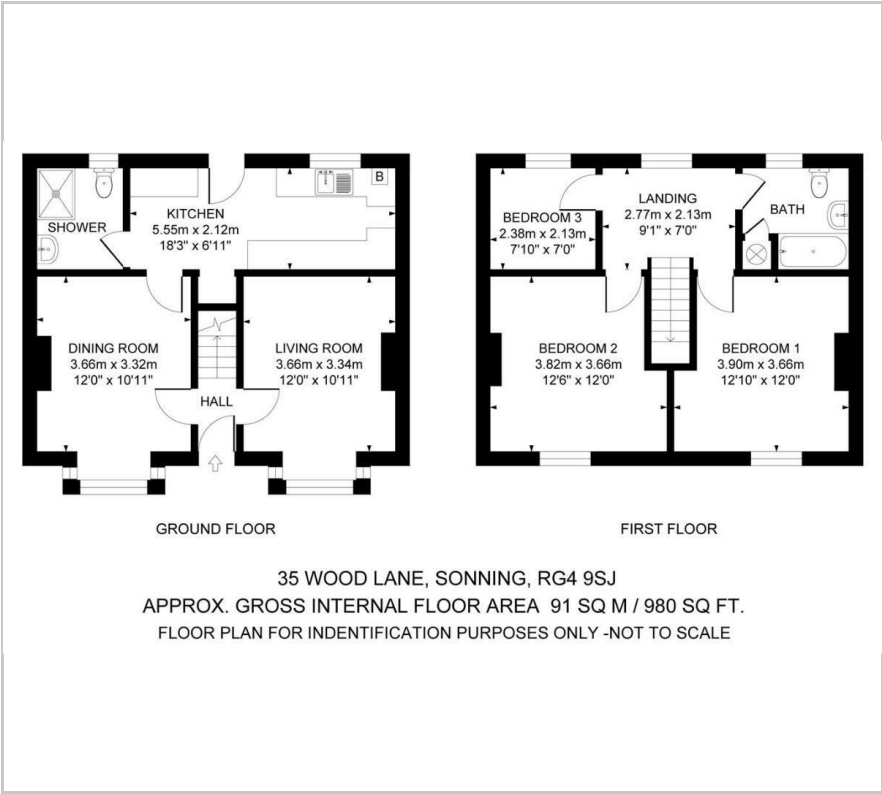
The accommodation comprises an entrance hall with stairs to the first floor, a front reception room featuring a bay window, and a second reception room with a bay window that leads through to the kitchen. The property benefits from a newly fitted kitchen with a range of wall and base units and worktop space. There is also a ground floor wet room with WC and shower, together with access to the rear garden.

On the first floor, the naturally bright landing provides access to two double bedrooms overlooking the front of the property, a single bedroom and a family bathroom.

The property is in need of renovation and modernisation throughout and offers an opportunity for a purchaser to improve and update a detached family home in a well-established village location.

- Detached House
- Three bedrooms
- Two receptions rooms
- Newly fitted kitchen
- Ground floor wet room
- Family bathroom
- Front garden with potential for additional parking
- Driveway
- Large rear garden
- Central village location

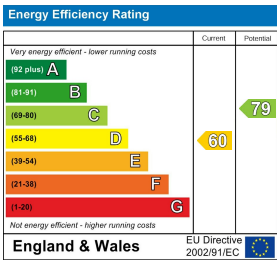
Floor Plan



Area Map



Energy Efficiency Graph



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