



13, Park Close, Sonning Common,  
South Oxfordshire, RG4 9RY

£350,000

Beville  
ESTATE AGENCY

- Quiet cul-de-sac location
- New flooring throughout
- Stones throw from local countryside
- Sold with no onward chain
- Three bedrooms
- Walking distance to village amenities
- New boiler
- Detached garage
- Presented in good order

Three bedroom mid terrace home, presented in good order with a garage, set in a quiet cul-de-sac on the edge of the village. EPC: C

Accommodation includes: Entrance porch with built in cupboard, sitting room with fire place, 14ft kitchen/ breakfast room with built in storage, three bedrooms and a family bathroom.

Noteworthy features include: uPVC double glazing and soffits, gas fired central heating with brand new boiler, new flooring throughout, detached garage to the rear, fully boarded loft with velux windows.

To the front of the property path leads to front door, garden laid to lawn, flower and shrub beds.

To the rear of the property is a sunny aspect garden. Landscaped with paved patio, fully enclosed with timber fencing, outside tap, gated pedestrian access to private service road at the rear, detached garage.

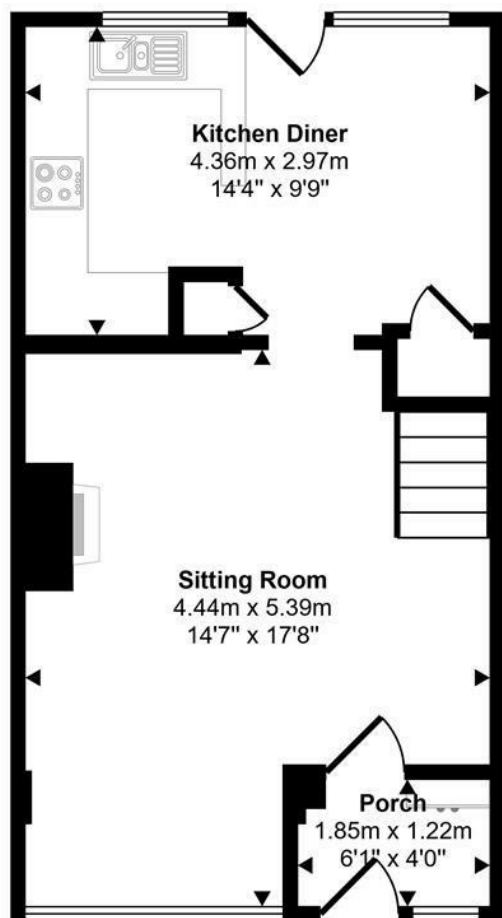
Total Floor Area: Approx. 759sq.ft. (70m<sup>2</sup>)

Council Tax: Band D

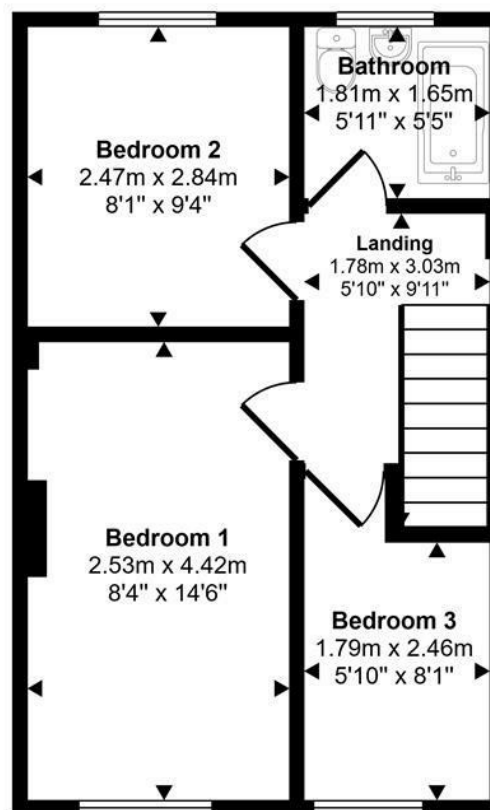
Services: Mains gas, electricity, water & drainage.

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.

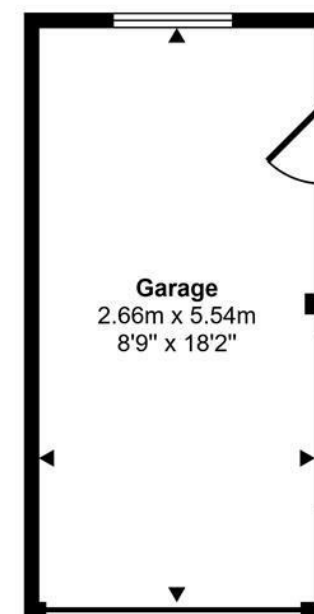
Approx Gross Internal Area  
85 sq m / 918 sq ft



Ground Floor  
Approx 38 sq m / 404 sq ft




First Floor  
Approx 33 sq m / 355 sq ft



Garage  
Approx 15 sq m / 158 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### 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. No. 13 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.**

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