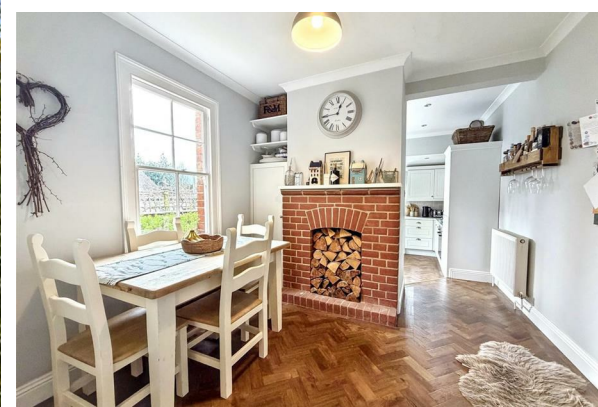




6, Sedgewell Road, Sonning Common, Sonning Common
South Oxon, RG4 9TA

£625,000

Beville
ESTATE AGENCY

- A wealth of character
- 15ft dual aspect bedroom 1
- Three double bedrooms
- Easy access to Reading and Henley (Approx 5 miles)
- Edwardian semi-detached family home
- Garage and driveway parking
- Further potential subject to usual consents
- Three reception rooms
- 130ft sunny aspect rear garden
- Walking distance from village centre

A beautiful Edwardian semi-detached home, retaining original features, set on a highly sought after road with a 130ft sunny aspect, rear garden and within easy reach of the village centre. EPC: D

Accommodation includes: Entrance hall, sitting room with bay window and open fire, a further living room, downstairs w/c, dining room with beautiful brick feature place which opens into the kitchen. The stairs lead to first floor landing which comprises of dual aspect 15ft bedroom 1, two further double bedrooms and a family bathroom.

Noteworthy features include: Original sash windows, ample off road parking, detached garage, gas fired central heating, further potential subject to usual consents.

To the front of the property: Concrete driveway providing parking, wooden gates gives access to garage. Garden laid to lawn, a wealth of mature shrubs and hedging and pathway to the front door.

To the rear of the property: Extensive paved patio, detached garage, garden laid to lawn and extending to 130ft in length, fully enclosed with timber fencing.

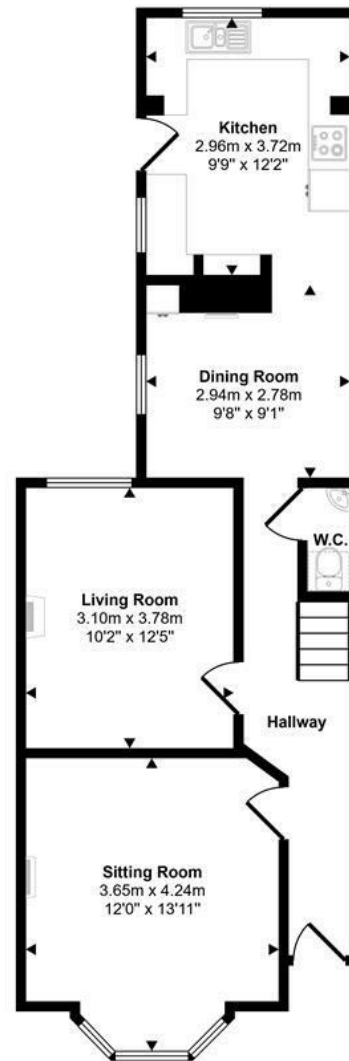
Total Floor Area: Approx. 107m² (1155sqft)

Council Tax: Band E

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
107 sq m / 1155 sq ft



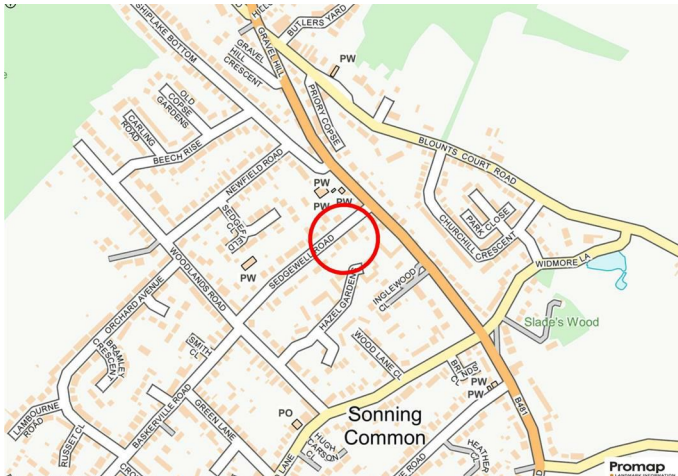
Ground Floor
Approx 56 sq m / 598 sq ft



First Floor
Approx 52 sq m / 557 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(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 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.