



1A, Pages Orchard, Sonning Common,
S. Oxon, RG4 9LW

£359,000

Beville
ESTATE AGENCY

- Two double bedrooms
- Private and secluded rear garden
- Parking
- Walking distance to village centre
- Presented in good order
- Dual aspect bedrooms

Two bedroom semi detached home situated in a small cul-de-sac, offering enclosed rear garden & off road parking. EPC: C

Accommodation includes; entrance hall, lounge/ diner with doors onto garden, 12ft kitchen/ breakfast room, cloakroom/ utility room, from the hall staircase leads to first floor landing, two double bedrooms and bathroom.

Noteworthy features include; ample built in cupboards, gas fired combination boiler, PVCu double glazing throughout & off road parking. The property is sold with no onward chain.

OUTSIDE

To The Front Of The Property a pathway leads to covered front entrance, off road parking, gated side access to:

To The Rear Of The Property is a fully enclosed garden laid mainly to lawn, patio area, flower & shrub bed, garden shed, outside lighting, outside tap, closed board fencing.

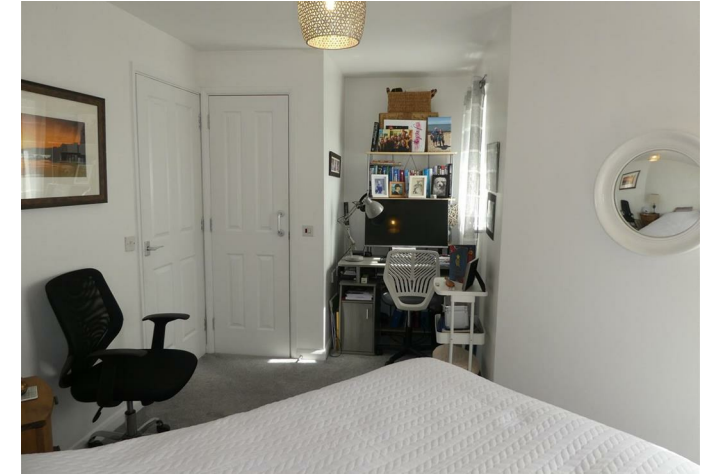
Total Floor Area: 764sqft (71m²)

Council Tax: Band D (£2240)

Services: Mains gas, electricity, water & drainage.

Pages Orchard is situated within easy walking distance 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	75	
(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 in Peppard Road turn right and continue, turning right into Wood Lane. Proceed until the sharp bend at Kennylands junction and turn right into Reades Lane, taking the first turning right into Ashford Avenue and right again into Pages Orchard.

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.