38, Peppard Road, Sonning Common,
S Oxon, RG4 9SU

£399,950

Beville
ESTATE AGENCY

- Share of freehold
- Bedroom 1 with ensuite shower room
- Private patio
- Excellent community feel and sold with no onward chain
- fitted kitchen/ breakfast room
- Further double bedroom
- Well maintained secluded, communal gardens
- 16ft sitting room with glazed door to garden
- Gas fired central heating with Megaflow pressurised system
- Garage & ample off road parking

Spacious two bedroom ground floor apartment set within a luxury gated development of six individual units with share of freehold & private entrance, occupying established, well maintained grounds with ample parking & garage. EPC: C

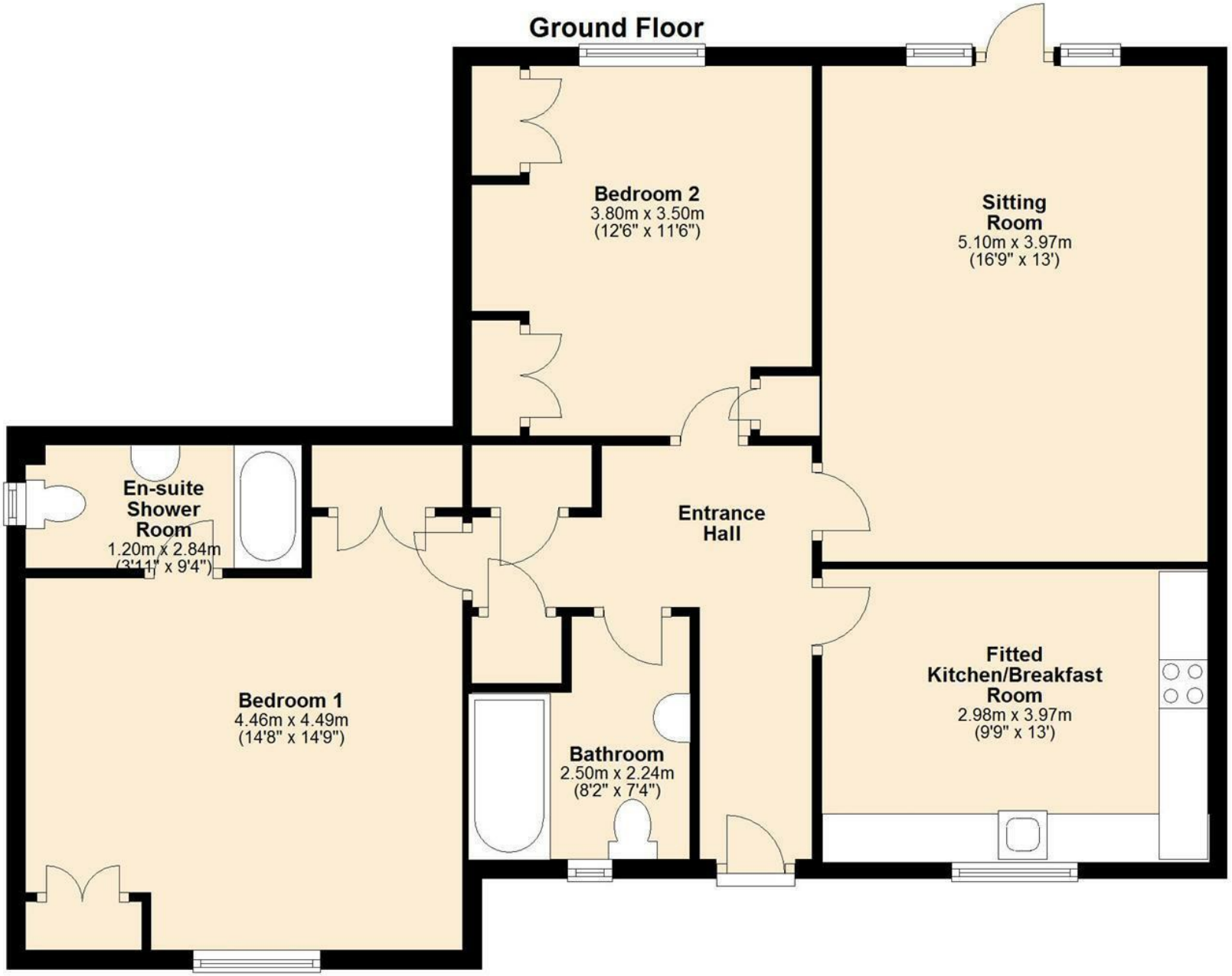
Accommodation includes; entrance hall, fitted kitchen/ breakfast room, 16ft sitting room with glazed door to garden, 14ft x 14ft bedroom with ensuite shower room, further double bedroom and bathroom.

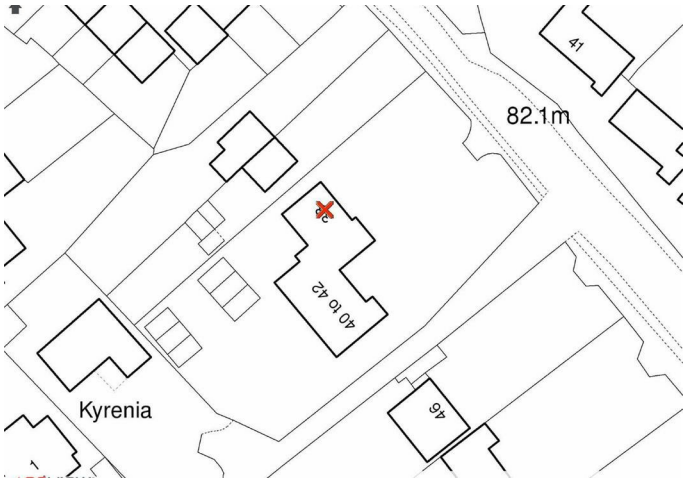
Noteworthy features include; double glazed leaded windows, gas fired central heating with Megaflow pressurised system, ample built in cupboards and garage with light, power and storage. The property is sold with no onward chain.

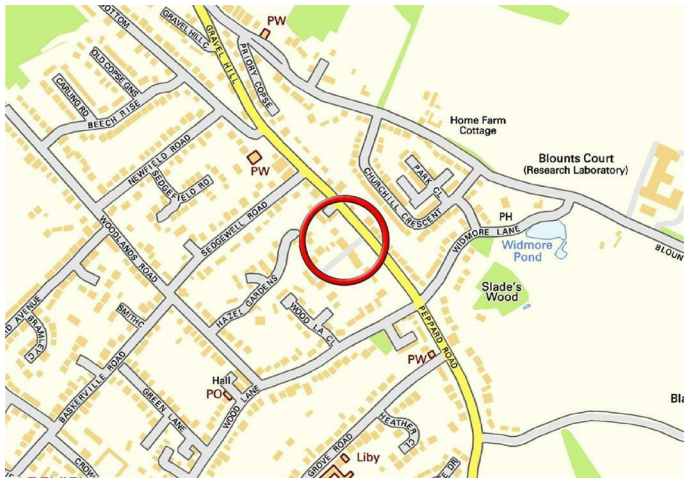
OUTSIDE
Chestnut Gardens is entered via sweeping tarmac drive with residents and visitor parking leading to the garages at the rear. Well maintained secluded gardens, laid mainly to lawn, enclosed with mature hedging, flower and shrub beds, mature trees. The property has a patio, garden laid to lawn, enclosed with mature hedging, gate gives access to path leading to GARAGE BLOCK.
GARAGE Electric remote controlled up and over door, light and power, eaves storage.

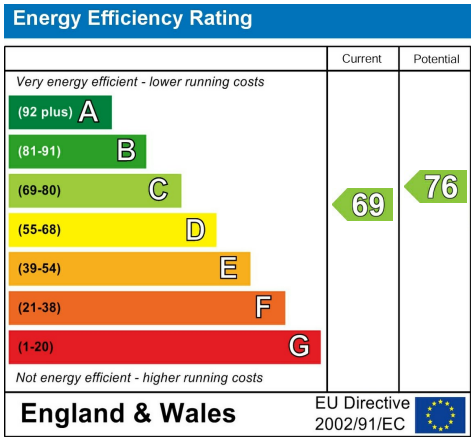
Chestnut Gardens is situated off Peppard Road, an established road, within easy walking of the centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village boasts 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.

Total Floor Area Approx. 873sqft (81m2)
Services: Mains gas, electricity, water & drainage
Council Tax Band: D
Maintenance Charge: £238 per month


Ground Floor
Bedroom 2
3.80m x 3.50m
(12'6" x 11'6")
Sitting Room
5.10m x 3.97m
(16'9" x 13')
En-suite Shower Room
1.20m x 2.84m
(3'11" x 9'4")
Entrance Hall
Bedroom 1
4.46m x 4.49m
(14'8" x 14'9")
Bathroom
2.50m x 2.24m
(8'2" x 7'4")
Fitted Kitchen/Breakfast Room
2.98m x 3.97m
(9'9" x 13')







Directions

From our offices in Peppard Road turn right and continue for approx. 100yrds, whereupon the property will be found on the right 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.