



**Peppard Road  
Sonning Common, Reading, Oxfordshire RG4 9NJ**

**£3,000 PCM**

NEA LETTINGS: Nestled on the charming Peppard Road in the village of Sonning Common. This detached house offers four bedrooms, 2 with En-suites and two other modern bathrooms, 3 receptions rooms. The property features a spacious 17ft sitting room with carpeted flooring, a bay window, and an open fireplace. It has an open-plan kitchen and living area with plenty of storage, underfloor heating on the ground floor, a central breakfast bar, and space for dining and a snug. Large bifold doors lead to the garden patio and provide access to a study and utility room. The garden has an enclosed fence, gate access and the utility room is practical, equipped with worktops, ample storage, a washing machine, dryer, and access to the garage. This property comes unfurnished and has driveway parking for 3-4 cars. EPC RATING B.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.



## Peppard Road, Reading, Oxfordshire RG4 9NJ

- NEA Lettings
- Detached house
- Unfurnished
- Driveway & garage
- EPC Rating B
- Sonning Common
- Four bedrooms
- Enclosed rear garden
- Council tax band G
- Available immediately

### Entrance Hall



Opens into a spacious entrance hall with tiled flooring, offering access to the cloakroom, sitting room, kitchen, and staircase

### Sitting Room



Spacious 17ft sitting room with carpeted flooring, bay window to the front, and an open fireplace

### Downstairs Cloakroom

Tiled flooring throughout, featuring, low-profile WC, and contemporary basin

### Kitchen



Open-plan kitchen/living space with ample storage, a central breakfast bar, and room for dining and a snug. Large bifold doors open onto the garden patio, with access to the study and utility room. Appliances include , a double fridge/freezer, dishwasher, AEG induction hob , AEG oven, washer, dryer.

### Study



A good sized carpeted bedroom adjacent to the kitchen, ideal for a work room or playroom.

### Utility Room



Practical utility room with worktops, ample storage, washing machine, dryer, and access to the garage

### Upstairs Landing

Carpeted landing with an airing cupboard and access to the four bedrooms and family bathroom.

### Master Bedroom



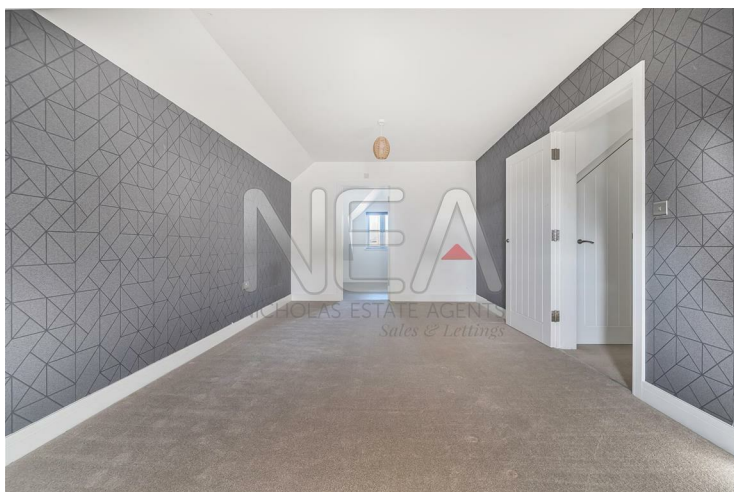
Good sized primary bedroom with carpeted flooring, built-in wardrobe, ensuite shower room, and feature display window overlooking the front

### Master En-suite



Tiled flooring throughout, featuring a walk-in shower, low-profile WC, and contemporary basin.

### Bedroom 2



Carpeted flooring throughout, large double bedroom with room for a desk and a stylish pitched-roof window alcove facing the front of the property and access to an En-suite bathroom.

### Bedroom 2 En-Suite



A large space with tiled flooring throughout, featuring a walk-in shower, low-profile WC, and contemporary basin.

### Bedroom 3



Double bedroom with carpeted flooring, a feature display window and a built in wardrobe/storage cupboard.

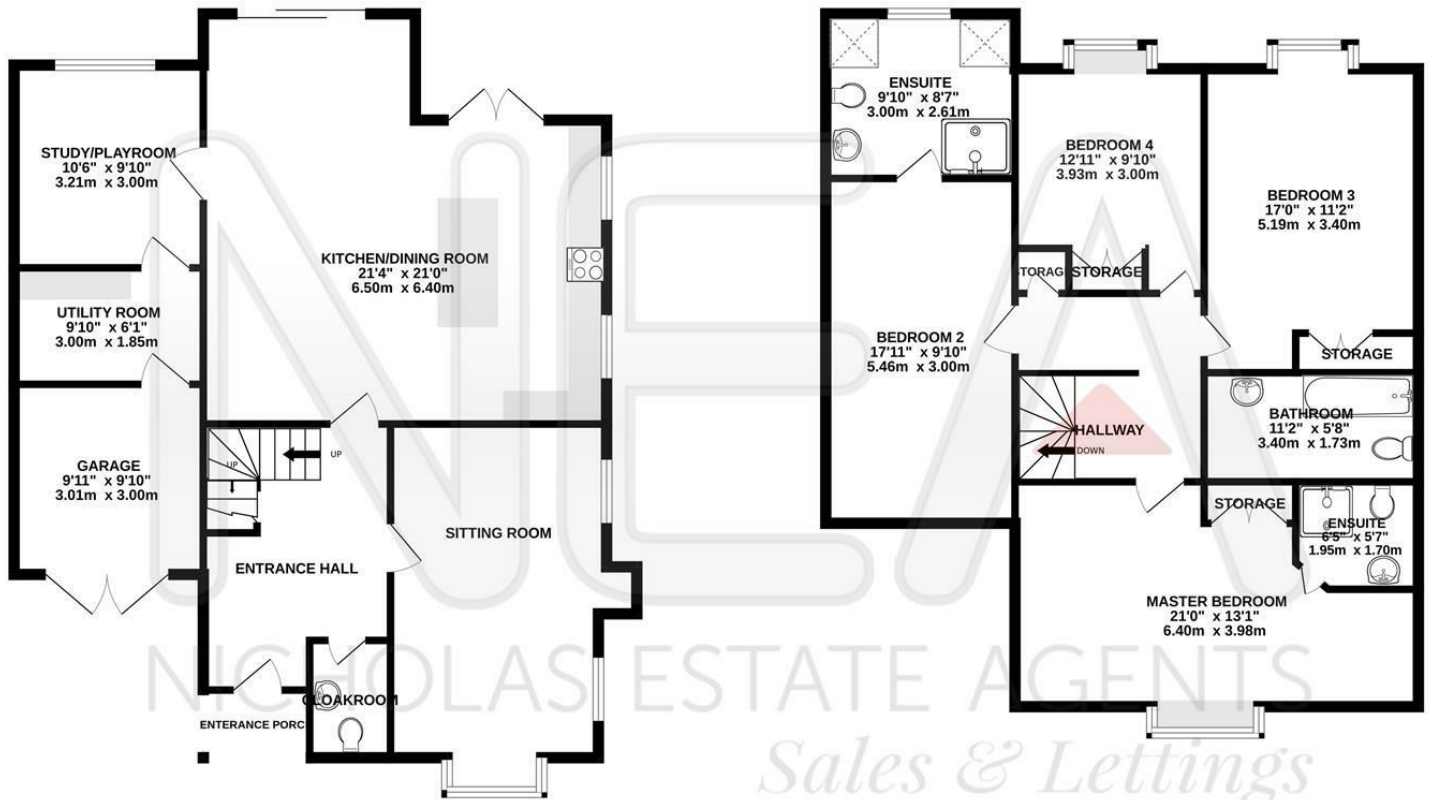
### Bedroom 4



Double bedroom with carpeted flooring, a feature display window and a built in wardrobe/storage cupboard.

GROUND FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.

1ST FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 1999 sq.ft. (185.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              |           | <b>92</b> |
| (81-91) <b>B</b>                                                | <b>84</b> |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not energy efficient - higher running costs                     |           |           |
| EU Directive 2002/91/EC                                         |           |           |
| England & Wales                                                 |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|                                                                 | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| EU Directive 2002/91/EC                                         |           |           |
| England & Wales                                                 |           |           |

