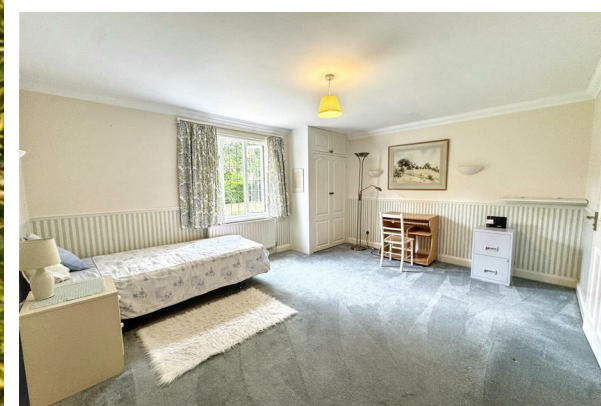




38, Peppard Road, Sonning Common,
S Oxon, RG4 9SU

£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.

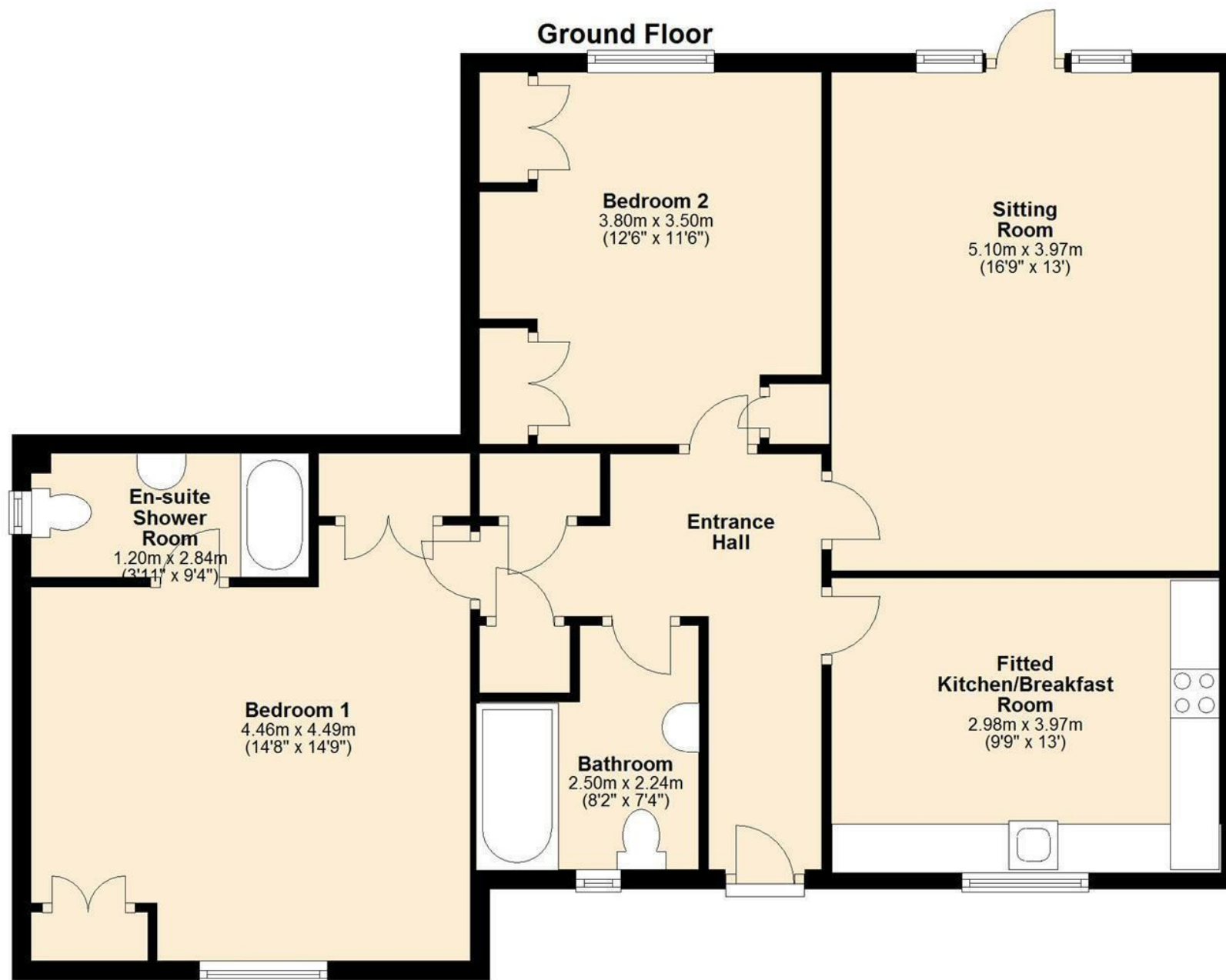
Noteworthy features include; double glazed leaded windows, gas fired central heating with Megaflow pressurised system, ample built in cupboards and garage with light, power and storage. The property is sold with no onward chain.

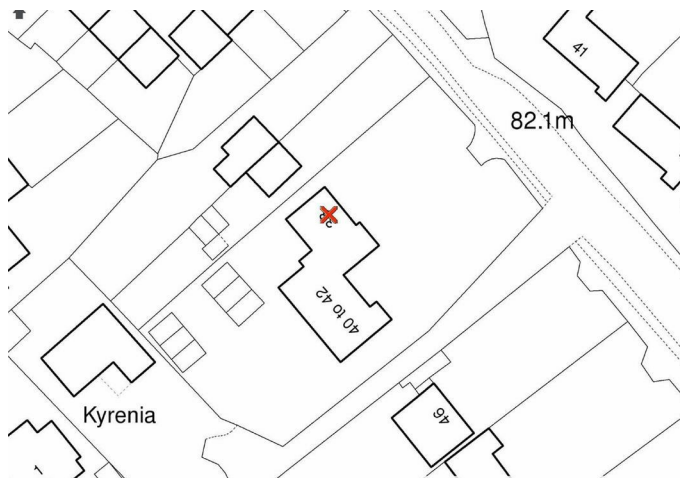
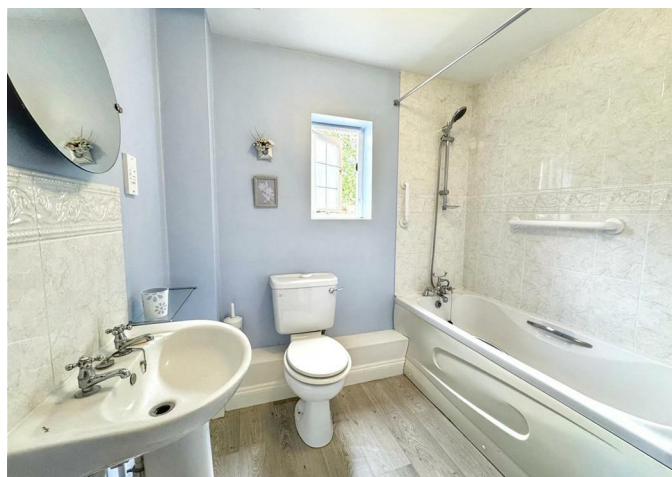
OUTSIDE

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. Son





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	