2, Hazel Gardens, Sonning Common,
S Oxon, RG4 9TF

£675,000

Beville
ESTATE AGENCY

- 17ft fitted kitchen/ breakfast room
- Bedroom 1 with dressing area & ensuite shower room
- Detached double garage with eaves storage
- Tucked away, quiet location within a stones throw from the village centre
- 19ft sitting room with open fire
- Four bedrooms
- Offered to the market for the first time since new
- Conservatory & study
- Gas fired central heating with up to date boiler service
- No onward chain

Detached four bedroom family home, set within a small, tucked away, quiet cul-de-sac in the heart of the village, offering a double garage and private rear gardens.
EPC: C

Accommodation includes: Entrance hall with staircase to first floor landing with cupboard under, cloakroom, 17ft fitted kitchen/ breakfast room, dining room, 19ft sitting room with open fire & sliding door to conservatory & door to study. From the hall the staircase leads to first floor landing, bedroom 1 with dressing area & ensuite shower room, three further bedrooms & family bathroom.

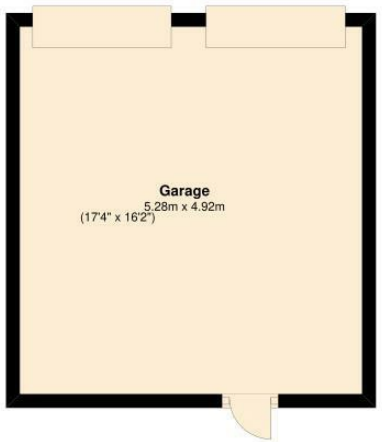
Offered to the market for the first time since new, noteworthy features include; gas fired central heating, ample built in cupboards, double garage (with light, power & eaves storage) & off road parking. The property is offered for sale with no chain.

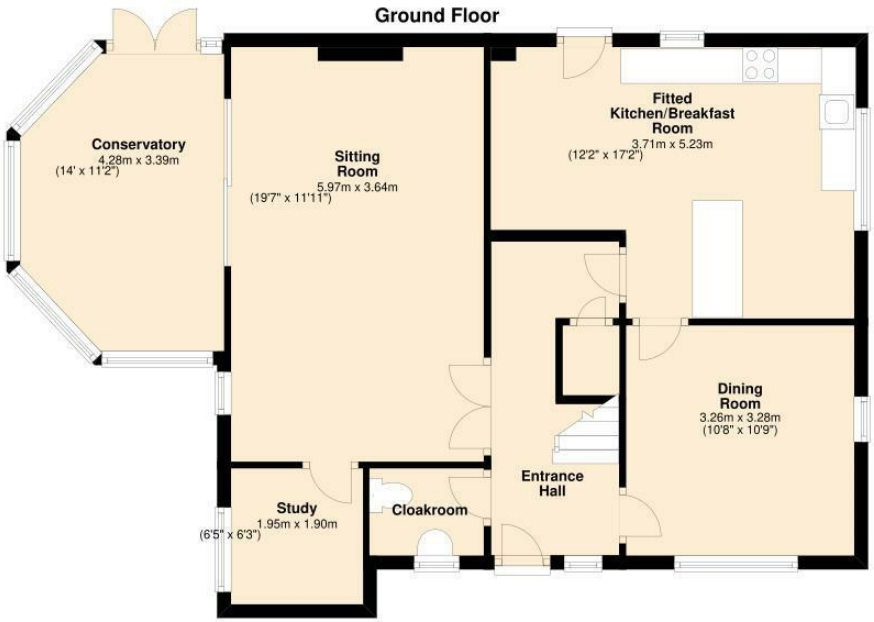
To the front of the property brick paved drive leads to double garage, further brick paved drive to the side, providing ample off road parking, outside light, paved path to covered front entrance, garden laid to lawn, shrub bed, outside tap, gated side access leads to:

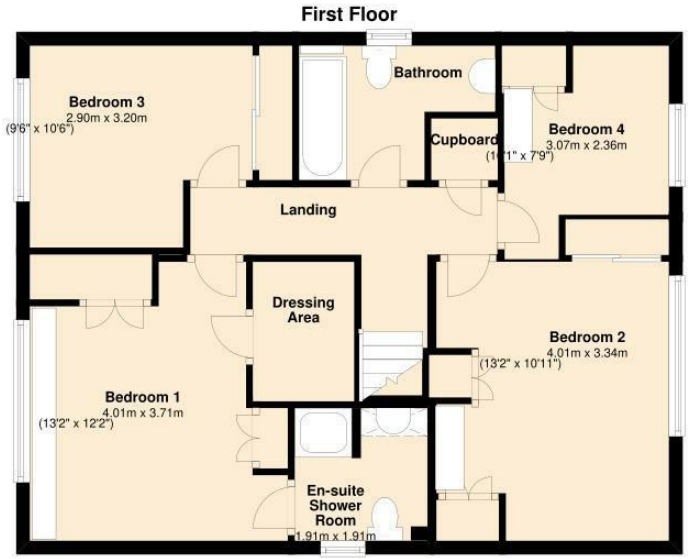
To the rear of the property is a private & established garden, laid mainly to lawn, fully enclosed with brick wall & timber fencing, well stocked flower & shrub beds, fruit and ornamental trees, timber shed.

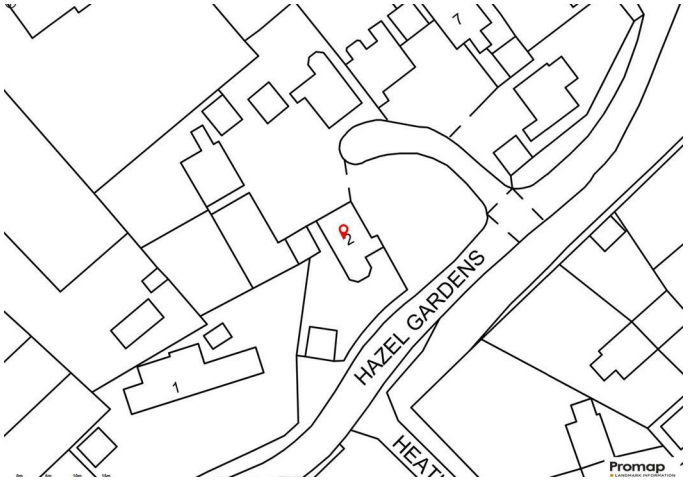
Total Floor Area (not including garage): 139m2 (1493sqft)
Council Tax: F
Services: Mains gas, electricity, water & drainage.

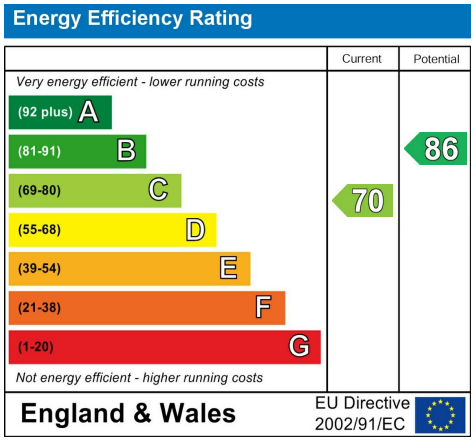
Hazel Gardens is a small, quiet, cul-de-sac well positioned in the village, set within easy walking of the village centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village offers 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.


Garage
5.28m x 4.92m
(17'4" x 16'2")


Ground Floor
Conservatory
4.28m x 3.39m
(14' x 11'2")
Sitting Room
5.97m x 3.64m
(19'7" x 11'11")
Fitted Kitchen/Breakfast Room
3.71m x 5.23m
(12'2" x 17'2")
Dining Room
3.26m x 3.28m
(10'8" x 10'9")
Entrance Hall
Study
1.95m x 1.90m
(6'5" x 6'3")
Cloakroom


First Floor
Bedroom 3
2.90m x 3.20m
(9'6" x 10'6")
Bathroom
Cupboard
Bedroom 4
3.07m x 2.36m
(11'1" x 7'9")
Landing
Dressing Area
Bedroom 2
4.01m x 3.34m
(13'2" x 10'11")
Bedroom 1
4.01m x 3.71m
(13'2" x 12'2")
En-suite Shower Room
1.91m x 1.91m





Directions

From our offices in Peppard Road, turn left and take the first turning left into Sedgewell Road, upon reaching the T-junction turn left onto Woodlands Road, continue for 75yds and turn left into Hazel Gardens, whereupon the property is on the left.

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.

0118 9242526

28 Peppard Road, Sonning Common, South Oxfordshire, RG4 9SU
www.beville.co.uk

info@beville.co.uk