



22, Green Lane, Sonning Common,
S Oxon, RG4 9NA

£650,000

Beville
ESTATE AGENCY

- First floor 16ft loft room 1 with ensuite shower room & built in cupboards
- Ground floor shower room
- Ample off road parking & Detached garage
- Conveniently situated in the heart of the village
- Ground floor double bedroom
- 15ft Sitting room
- Summer house & shed
- Ground floor bedroom/ study
- 17ft Living room with glass atrium & bi-fold doors to the rear
- Private road location

Extended semi detached chalet bungalow presented in immaculate order, set in a highly sought after private, no through road, close to amenities, with private sunny aspect rear garden. EPC: C

Accommodation includes; entrance hall, ground floor shower room, two ground floor bedrooms, 15ft sitting room with gas fire, 17ft living room with glass atrium and bi-fold doors to the garden, fitted kitchen/ breakfast room with large velux window, utility area. From the hall the turning staircase leads to first floor, door to loft room with ample storage, walk in cupboard & ensuite shower room.

Noteworthy features include; PVCu double glazing, gas fired central heating with condensing combi boiler, ample built in cupboards, detached single garage, ample off road parking, timber summer house/home office & sunny aspect rear garden.

To The Front Of The Property double 5 bar wooden five bar gate gives access to large gravel drive leading via double wooden gates to garage (with light & power) at the rear, providing ample off road parking, fully enclosed with close board timber fencing & hedging, outside light, gated side access to:

To The Rear Of The Property is a delightful, sunny aspect, private garden. Paved patio, outside light, outside power point, garden laid mainly to lawn, fully enclosed with close board timber fencing, mature hedging, well stocked flower & shrub beds, water feature, timber summer house (insulated, double glazed windows, light & power), arch to landscaped area with covered seating area with power point, timber shed.

Total Floor Area: Approx. 110m2 (1176sqft) Total Floor garage & summer house: 22m2 (236sqft)

Council Tax Band: E

Services: Mains gas, electricity, water supply & drainage.

Green Lane is a highly sought after residential location, it is a no-through private road with access for residents and services only.

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		84	
(81-91) B			
(69-80) C	71		
(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 office in Peppard Road proceed right and turn right into Wood Lane, continue for approximately 250 yards and turn right into Green Lane, 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.