



8, Orchard Avenue, Sonning Common, Sonning Common  
South Oxon, RG4 9LT

£550,000

Beville  
ESTATE AGENCY

- Excellently presented
- 22ft recently fitted open plan kitchen/diner
- Extended three bedroom house
- Spacious accommodation
- Bedroom 1 with en-suite shower room
- 23ft sitting room with log burner
- Downstairs W/C
- Detached garage
- Delightful private rear garden
- Highly sought after location within easy reach of village centre

Spacious, extended three bedroom family home, presented in excellent order, with secluded rear garden, situated in a popular location, within easy walking of amenities. EPC: tbc

Accommodation includes: Spacious entrance hall, cloakroom, recently fitted 22ft open plan kitchen/diner, 23ft dual aspect sitting room with log burner and French doors to garden. The staircase in the hallway leads to the first floor landing; 14ft bedroom 1 with fitted wardrobes and en-suite shower room, two further bedrooms and family bathroom.

Noteworthy features include: Gas fired central heating, uPVC double glazing, detached garage, recently fitted kitchen, new flooring throughout the ground floor, new carpets throughout the first floor, log burner.

To the front of the property: Block paved driveway providing ample off road parking, lawned area, well stocked with plants and shrubs. Large gated side access leads to the detached garage and rear garden.

To the rear of the property: Paved patio across across the width of the property, garden laid mainly to lawn with established trees and shrub beds. There is a further seating area to the rear with pergola.

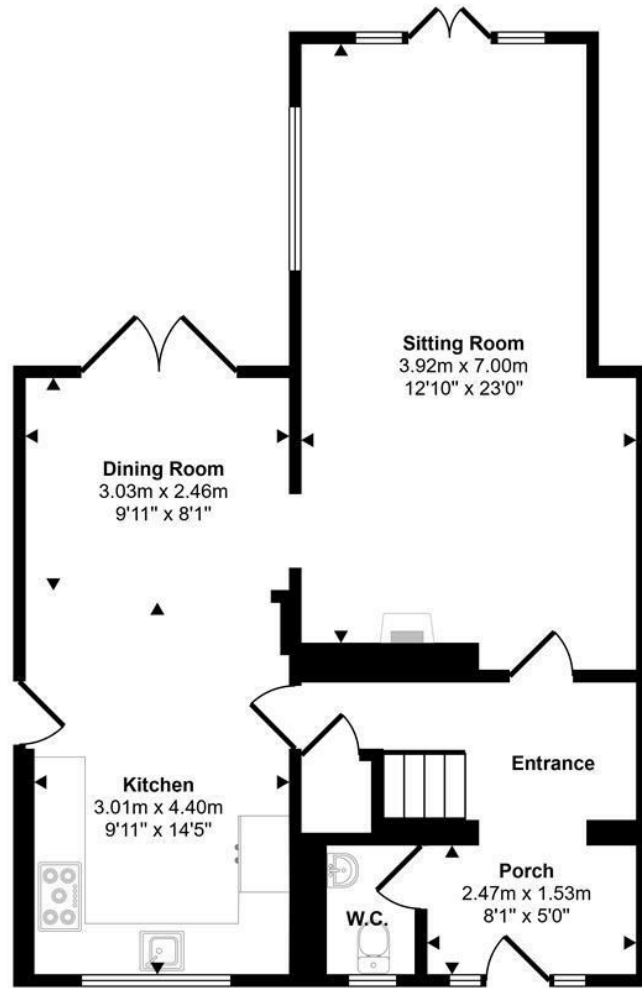
Total Floor Area: Approx. 1250sqft (116m<sup>2</sup>) - not including garage.

Council Tax Band: E

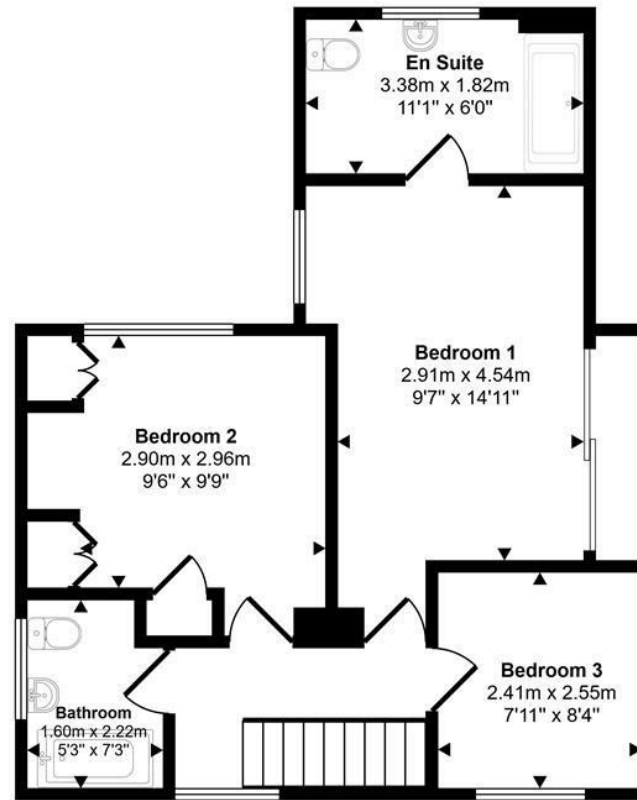
Services: Mains electricity, water & drainage.

Orchard Avenue is a sought after road on the edge of the village, 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 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.

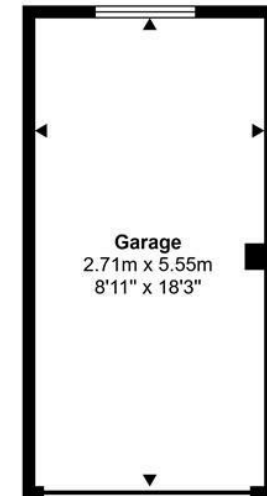
Approx Gross Internal Area  
131 sq m / 1412 sq ft



Ground Floor  
Approx 64 sq m / 690 sq ft




First Floor  
Approx 52 sq m / 560 sq ft



Garage  
Approx 15 sq m / 162 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Directions

From our offices in Peppard Road, turn left and take the first turning left into Sedgewell Road, upon reaching the T-junction turn right into Woodlands Road and take the second turning on the left into Orchard Avenue, continue for 200 yards and the property can be found on the left 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.**

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