



58, Lea Road, Sonning Common,
South Oxfordshire, RG4 9LJ

£280,000

Beville
ESTATE AGENCY

- Two double bedrooms
- Built in wardrobes
- Brick store
- 14ft Sitting room
- Fitted kitchen
- Timber shed
- Gas fired central heating
- Secluded private, rear garden
- Walking distance to village amenities

Two bedroom first floor maisonette, presented in good order with a generous private rear garden, set in a convenient location, within easy walking of the village centre. EPC: C

Accommodation includes; entrance porch, staircase leads up to hall, dual aspect fitted kitchen, 14ft sitting room, two double bedrooms & part tiled bathroom with bath & shower over.

Noteworthy features include; gas fired central heating heating, ample built in cupboards, secluded rear garden & brick shed.

To the front of the property: Pathway leading to front door, lawned area, side access to:

To the rear of the property is secluded, private rear garden, laid to lawn, enclosed with timber fencing, brick store and timber shed.

Total Floor Area: 64sqm (692sqft)

Council Tax: Band B

Lease: 88 years - Managed by SOHA, resident led, non-profit organisation.

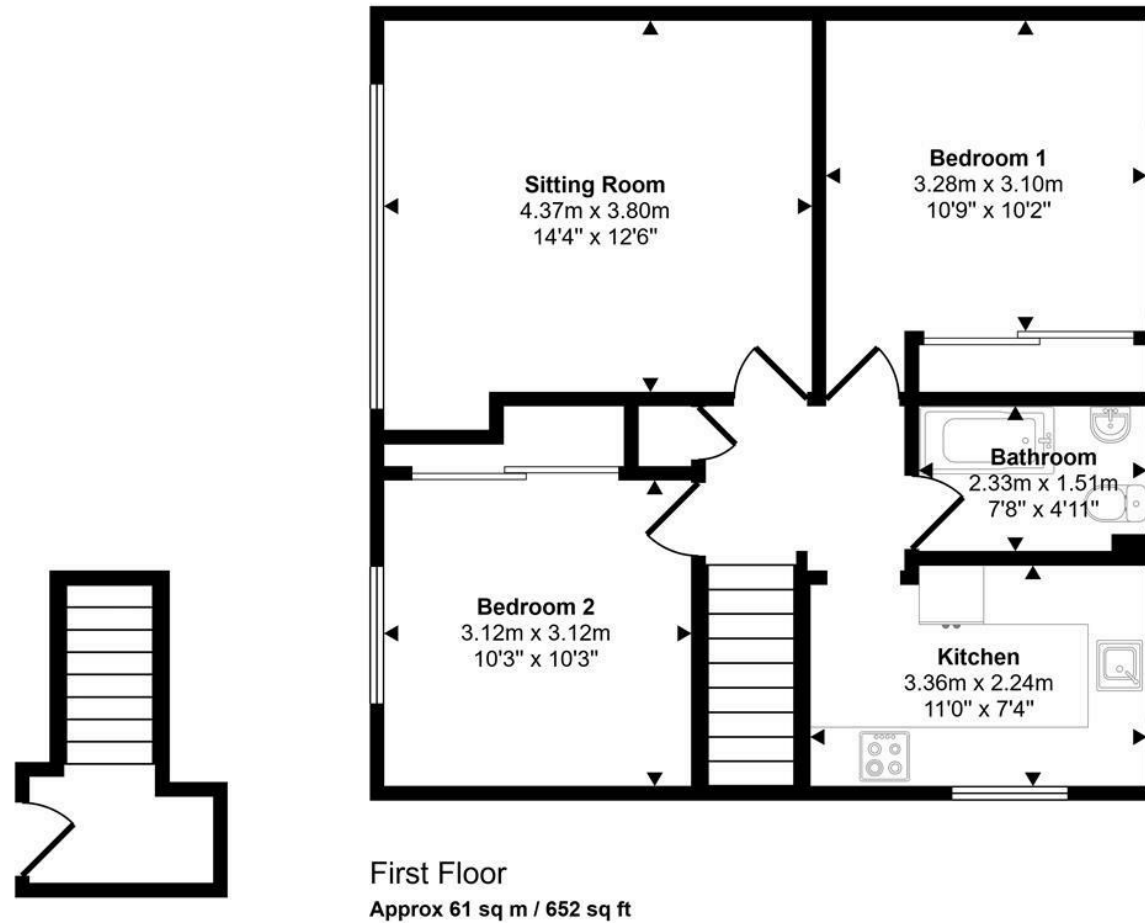
Service Charge & Ground Rent - NO service Charge, £10 per annum Ground Rent

Services: Mains gas, electricity, water & drainage.

Lea Road is situated on the fringes of the village, close to open fields and yet is 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 boasts excellent 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
64 sq m / 692 sq ft



Ground Floor
Approx 4 sq m / 40 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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

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.