

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **LAMBOURNE ROAD, SONNING COMMON READING, RG4 9LX Price Guide £615,000**

A super three bedroom family detached home, extended to the rear to provide a further dining room and a 13ft family room/bedroom four. Includes cloakroom, 17ft sitting room, 15ft fitted kitchen, a 17ft garage and a 120ft rear garden. Positioned in quiet cul-de-sac only a 13 minute walk to Sonning Common primary school & a 7 minute walk to Maiden Erlegh Chiltern Edge School

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**SITUATION**

Sonning Common is a lovely village situated approx. 5 miles north of Reading town centre and its mainline station, offering direct trains to London Paddington and the Elizabeth line to central London. There is also another railway station at Henley on Thames station which is approx. 5 miles away. Sonning Common is a thriving community and is well served with a health centre, dental practice, vets and a range of shops. There are well regarded local primary and secondary schools close by along with a host of leisure activities and super countryside walks and local pubs

**ENTRANCE PORCH**

Door to:

**ENTRANCE HALL**

Decent open hallway with stairs to first floor

**CLOAKROOM**

Recently fitted two piece suite comprising: w.c, fitted wash hand basin, radiator

**SITTING ROOM**

Great family room opening through to the dining area, vertical radiator, TV point

**DINING AREA**

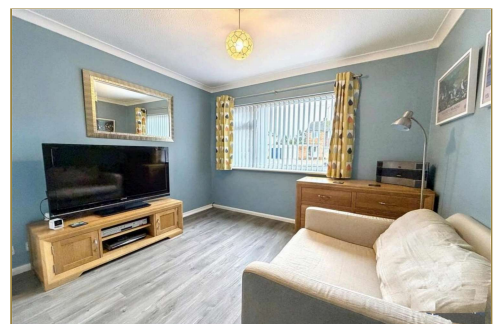
Lovely room with vaulted ceiling and two overhead windows overlooking the rear garden, double doors lead to outside, spotlights

**FAMILY ROOM/BEDROOM FOUR**

Rear aspect, further concealed door to rear garden, radiator - this is a great bonus room, ideal as a further bedroom, playroom or home office

**SNUG**

Leading from the hallway, currently used as an extra TV room and can easily be used as a breakfast room, front aspect, door to:



### **KITCHEN**

Recently refitted with an excellent range of cupboards and drawers, worktops with inset one and half sink unit, fitted hob with extractor hood over, built in electric oven and separate microwave, space for washing machine, storage cupboard, front and side aspect, door to outside



### **STAIRCASE TO FIRST FLOOR LANDING**

Side aspect, hatch to loft space with ladder, airing cupboard

### **BEDROOM ONE**

Front aspect, fitted triple width double wardrobes, radiator



### **BEDROOM TWO**

Rear aspect, radiator, built in double wardrobe



### **BEDROOM THREE**

Rear aspect, radiator



### **FAMILY BATHROOM**

Recently refitted two piece suite comprising: shower bath with separate shower and screen deflector, fitted wash hand basin with cupboard below, front aspect, tiled surrounds



### **SEPARATE W.C**

Comprising: wc, side aspect

### **OUTSIDE**

The garden to the rear of the property is a fine feature, measuring approx. 120ft length, well screened by hedging and well kept trees. The garden is mainly lawned with shrub borders



To the front of the property is a brick paved driveway providing parking for three vehicles and a further decorative shingle area. Side access gate



### **AERIAL VIEWS**



### **TENURE**

Freehold

### **SCHOOL CATCHMENT**

Sonning Common Primary School  
Maiden Erlegh Chiltern Edge

### **COUNCIL TAX**

Band E

**FREE MORTGAGE ADVICE**

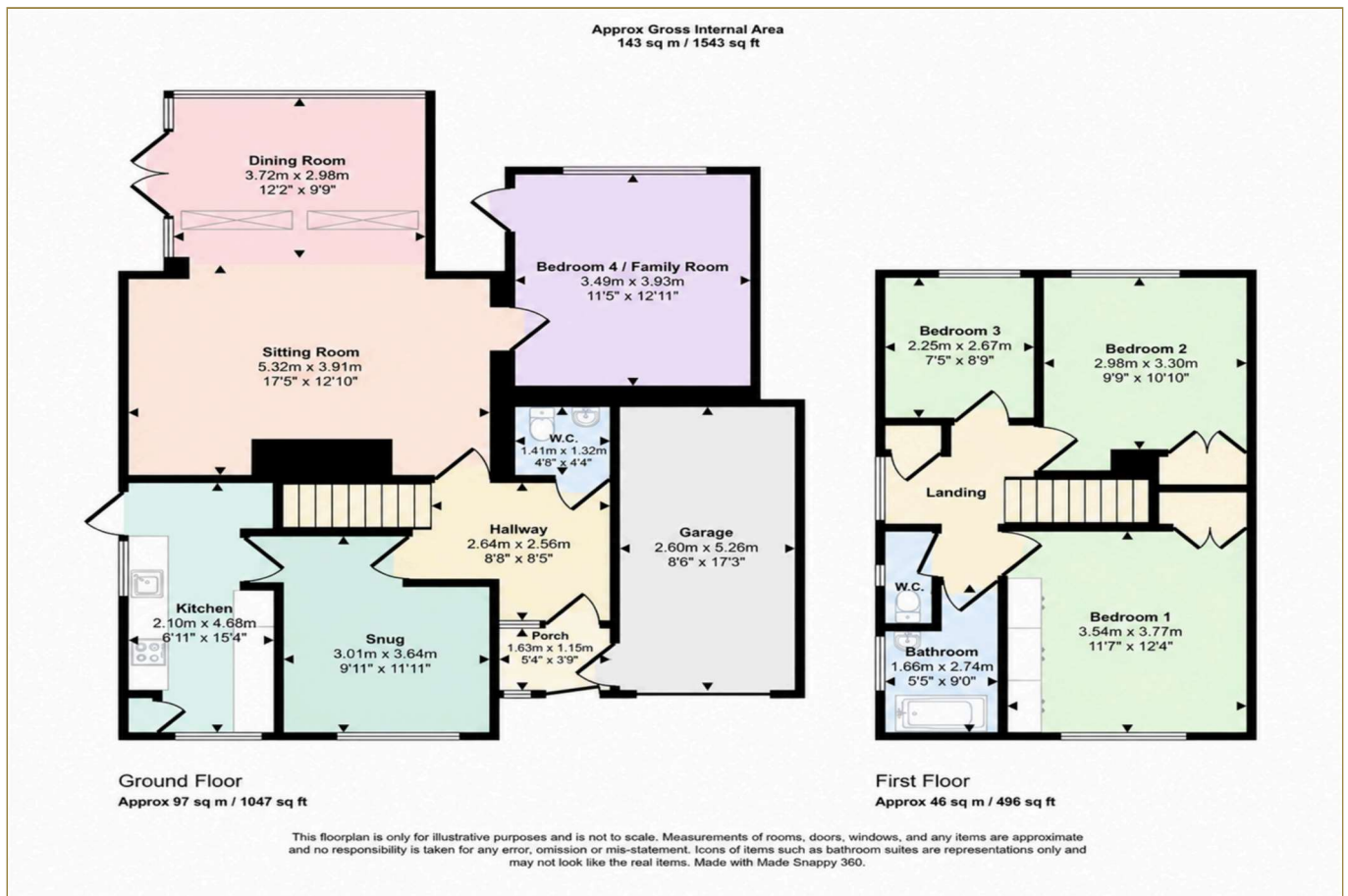
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**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

To view the full EPC for this property, you can access the national database with the following web address: To follow

**FLOOR PLAN**

These floor plans are for guidance purposes only and are not to scale



### LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

