







55, Orchard Avenue, Sonning Common,
S Oxon, RG4 9LT

£535,000

Beville
ESTATE AGENCY

- 17ft fitted kitchen/ breakfast room
- 24ft lounge/ diner with log burner
- Utility room
- Cloakroom
- Gas fired central heating with Megaflow pressurised hot water cylinder
- Off road parking
- 17ft garden room/ gym
- 80ft rear garden
- Potential to extend subject to usual consents

Extended three bedroom semi detached home, presented in good order, with 80ft rear garden backing onto open fields, situated in a sought after road on the edge of the village, within easy walking of the village centre. EPC: tbc

Accommodation includes; enclosed porch, entrance hall, 24ft lounge/ diner with log burner, 17ft fitted kitchen/ breakfast room, utility room, cloakroom. From the hall the staircase with cupboard under, leads to first floor landing, three bedrooms and bathroom.

Noteworthy features include; PVCu double glazing, gas fired central heating with Megaflow pressurised hot water cylinder, built in cupboards, store with roller door, ample off road parking, 17ft garden room/ gym. There is further potential to extend subject to usual consents.

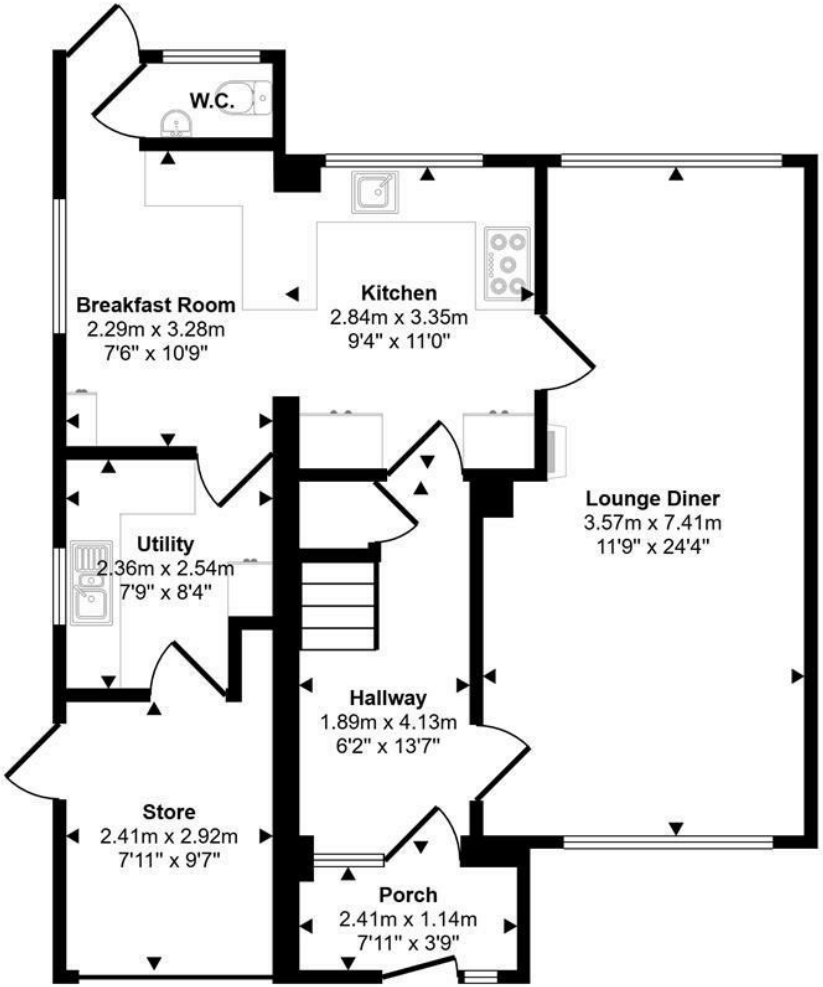
To the front of the property brick paved driveway, provides ample off road parking, mature hedging, gated side access leads to:

To the rear of the property is a delightful sunny aspect garden, approx. 80ft in length, backing onto open fields. Paved patio, well stocked flower & shrub beds, garden laid mainly to lawn, enclosed with timber fencing & mature hedging, greenhouse, 17ft garden room/ gym.

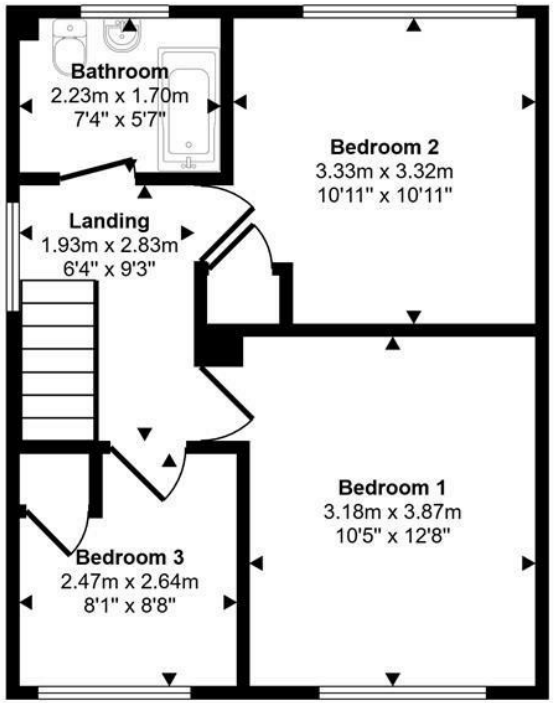
Orchard Avenue is a sought after road on the edge of the village, within easy walking of the village centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, 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.

Total Floor Area: Approx. 115m2 (1237sqft)
Council Tax Band: D
Services: Mains electricity, water and drainage.

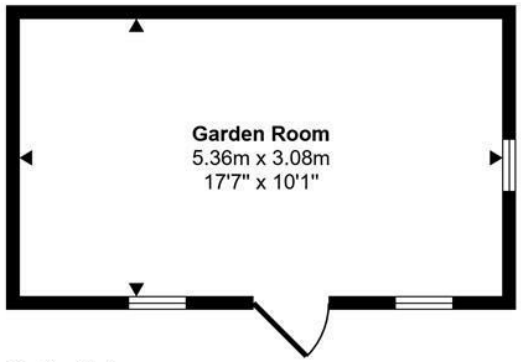
Approx Gross Internal Area
131 sq m / 1412 sq ft



Ground Floor
Approx 72 sq m / 775 sq ft



First Floor
Approx 43 sq m / 459 sq ft



Outbuilding
Approx 16 sq m / 177 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.

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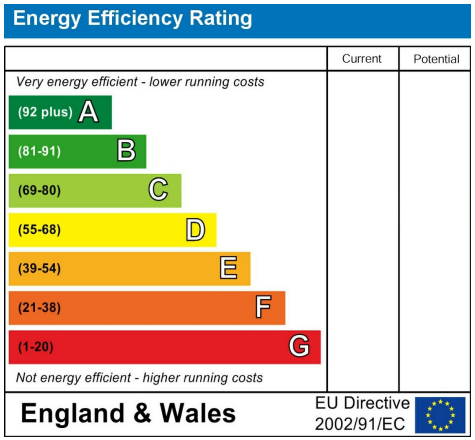












Directions

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, 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.