



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

£550,000

Beville  
ESTATE AGENCY

- Recently extended
- Bedroom 1 with fantastic en-suite shower room
- Delightful rear garden
- Two, recently installed bathroom suites
- Three further bedrooms
- Walking distance to village centre and woodland
- 24ft lounge/diner
- Two reception rooms
- Highly sought after location

Recently extended four bedroom semi detached home, presented in excellent order, situated in a sought after road on the edge of the village, within easy walking of the village centre. EPC: D

Accommodation includes; entrance hall, cloakroom, fitted kitchen/ breakfast room, 24ft lounge/diner and a study. From the hall, staircase with cupboard under, leads to first floor landing comprising of bedroom 1 with newly fitted en-suite shower room, three further bedrooms and a newly installed family bathroom.

Noteworthy features include; PVCu double glazing, gas fired central heating with Megaflow pressurised hot water cylinder, ample built in cupboards, boarded loft with light, driveway parking, recently extended with newly fitted bathroom suites.

To the front of the property driveway leads to garage providing off road parking, outside tap, garden laid to lawn, gated side access leads to:

To the rear of the property is a secluded garden. Paved patio, outside power point, outside tap, garden laid to lawn, timber shed, enclosed with timber fencing.

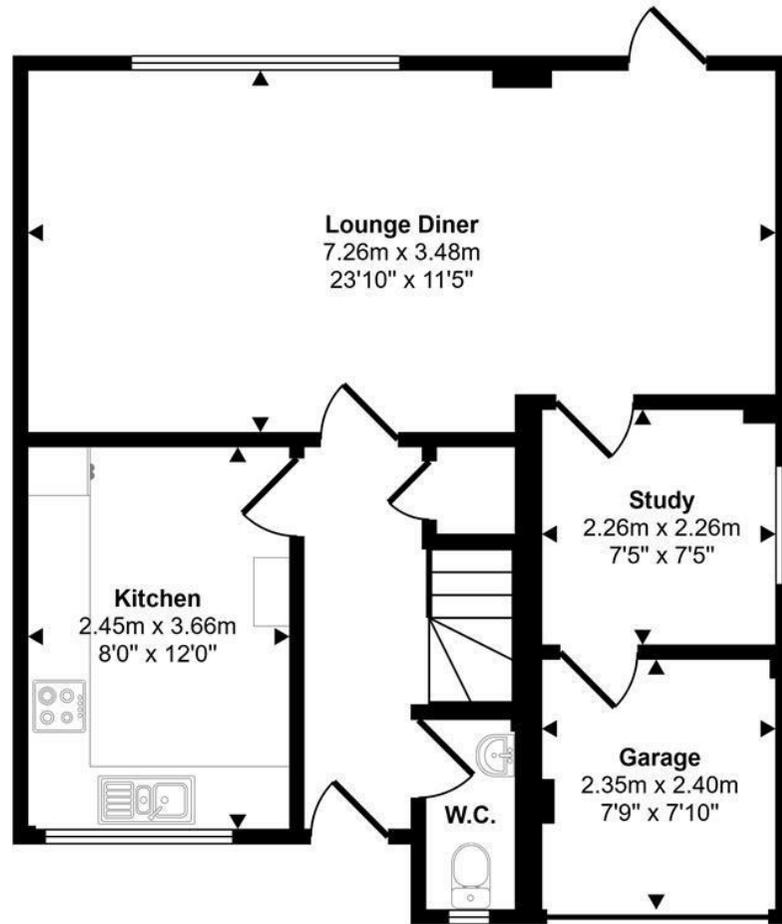
Orchard Avenue is a sought after road on the edge of the village, within easy walking of the village centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, 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. 1160sqft (108m2)

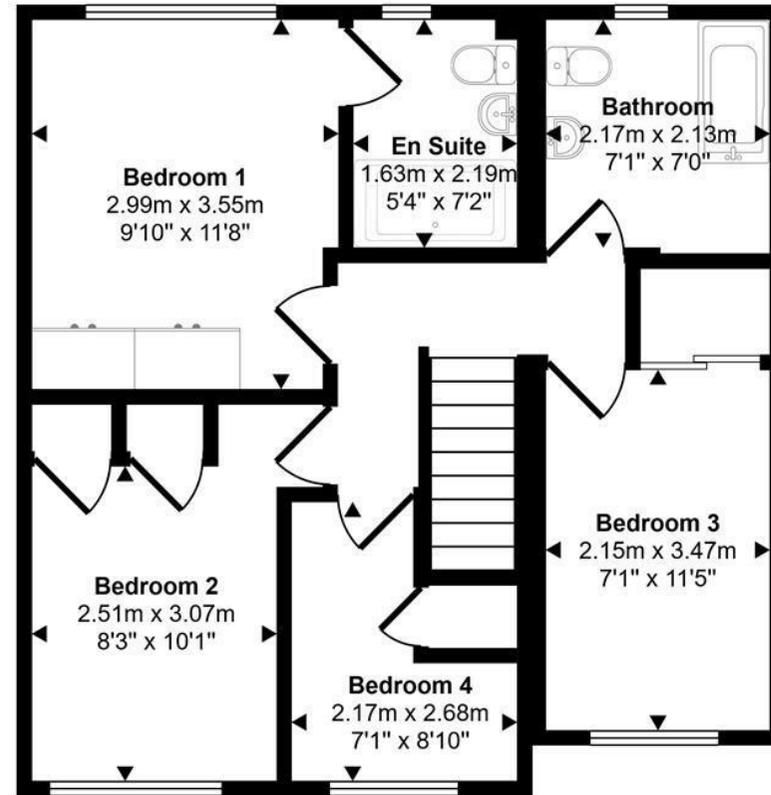
Council Tax Band: D

Services: Mains electricity, water and drainage.

Approx Gross Internal Area  
108 sq m / 1160 sq ft



Ground Floor  
Approx 56 sq m / 601 sq ft



First Floor  
Approx 52 sq m / 558 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, 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.**

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