

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**BATH ROAD, SONNING  
READING, RG4 6TB**

**£675,000**

Spacious four-bedroom semi-detached home with garage and off-road parking on Bath Road. A Perfect Family home a short walk from Sonning village centre, with easy access to the M4

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## ENTRANCE

Off road parking for multiple cars with access to garage



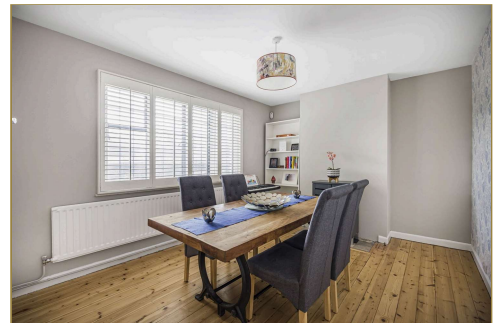
## RECEPTION HALL

Spacious entrance hall leading to dining room, kitchen and living room



## DINING ROOM

Light dining room with wood flooring



## LIVING ROOM

17ft living room with fireplace



## **CONSERVATORY**

24ft sun room with access to the garden



## **KITCHEN**

Modern kitchen with aga and utility area



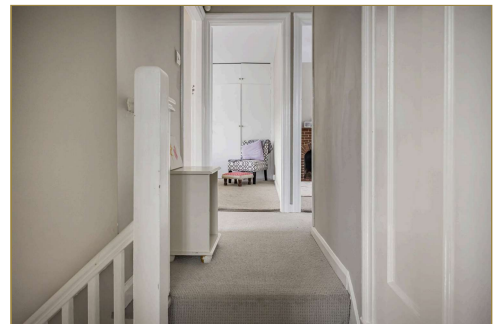
## **LARDER**

Walk in larder with shelving, power and light



## **STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

With linen and storage cupboard



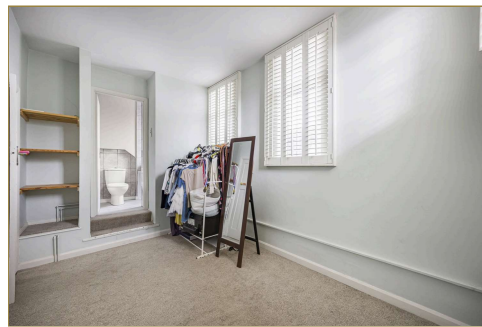
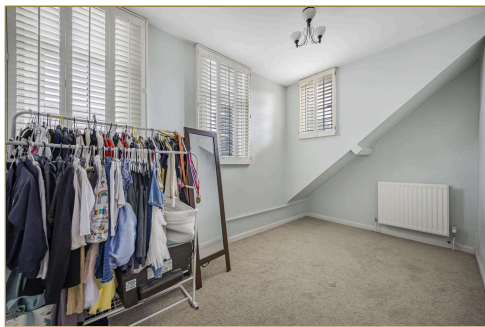
### **BEDROOM ONE**

Spacious bedroom with built in wardrobes



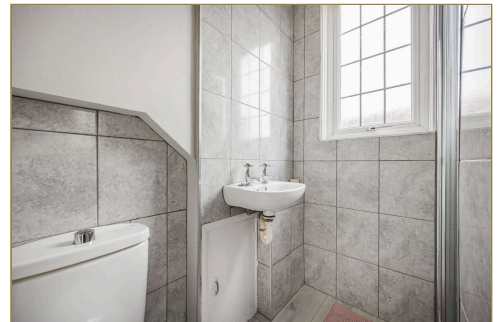
### **BEDROOM TWO**

Double bedroom with access to shower room



### **EN SUITE SHOWER ROOM**

Shower room with W.C.



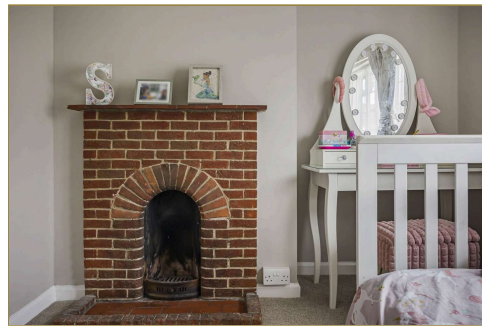
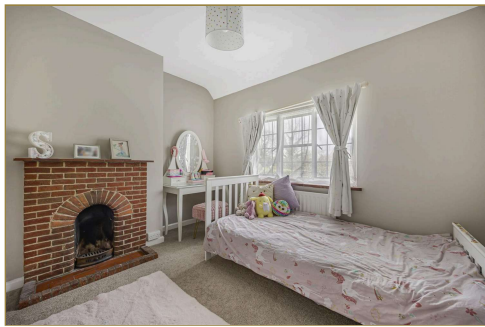
### **BEDROOM THREE**

Double bedroom to the rear of the property



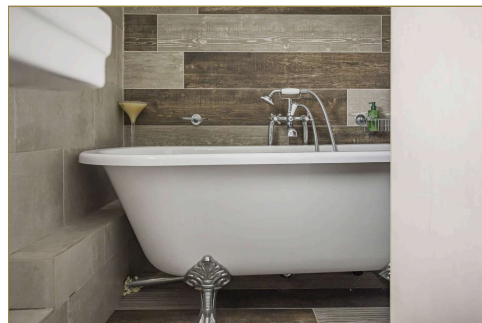
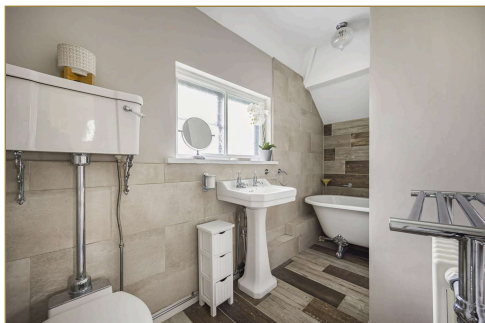
## BEDROOM FOUR

Well presented fourth bedroom to the front of the property



## BATHROOM

Family bathroom with free standing bath



## REAR GARDEN

Approx. 100ft rear garden with out buildings and patio area





### **OUTBUILDING**

Comprising of office area and storage area



### **OUTSIDE**

The front of the property is entered via sweeping pea shingled driveway providing easy turning and parking for several vehicles, leading to



### **GARAGE**

With double doors

### **TENURE**

Freehold

### **COUNCIL TAX**

Band E

### **FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

### **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating G

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/6800-0003-0522-6522-3963>

**FLOOR PLAN**

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

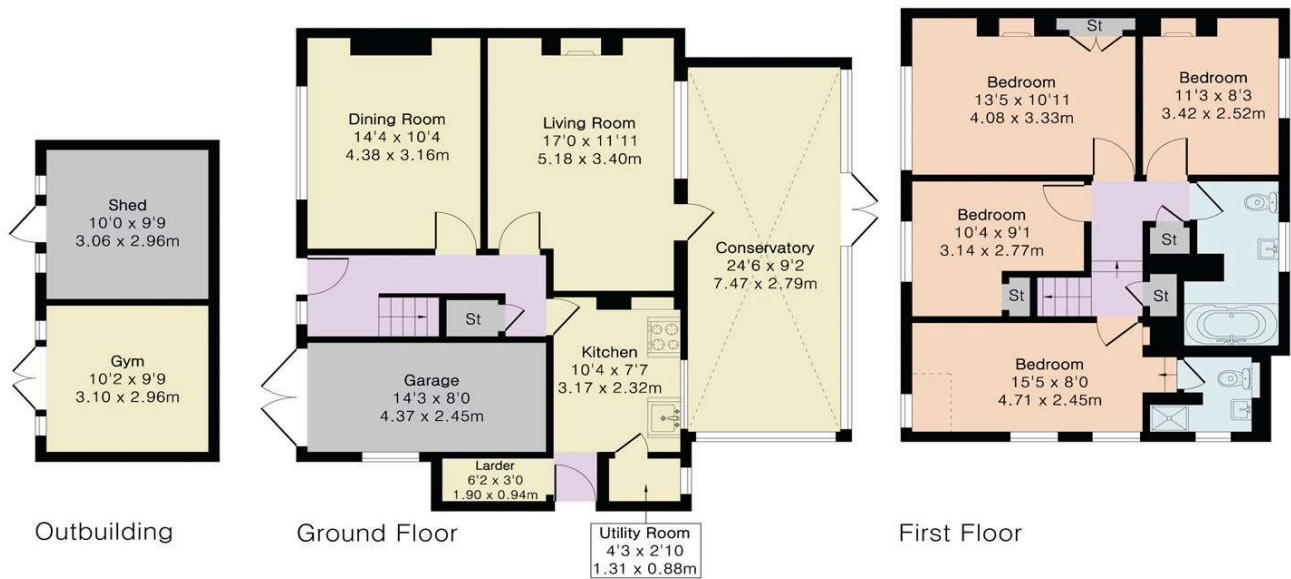
**Approximate Gross Internal Area 1390 sq ft - 129 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 786 sq ft – 73 sq m

First Floor Area 604 sq ft – 56 sq m

Garage Area 105 sq ft – 10 sq m

Outbuilding Area 197 sq ft – 18 sq m



**LOCATION**

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

