

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

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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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



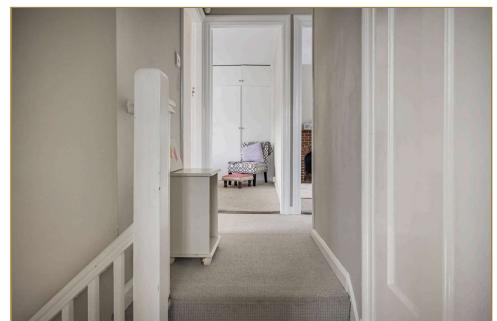
LARDER

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



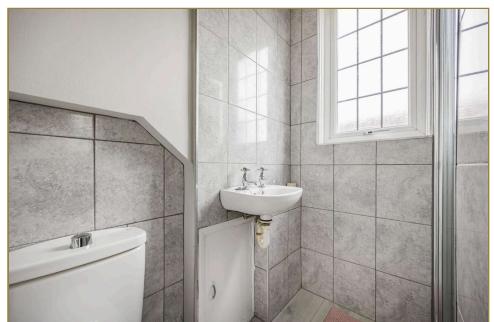
BEDROOM TWO

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

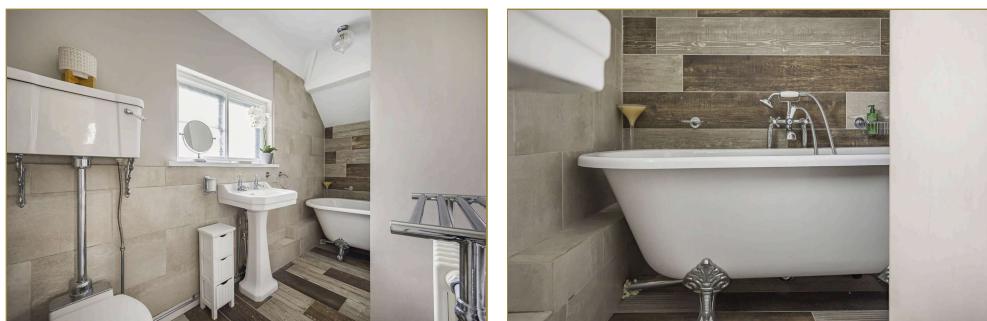


BEDROOM FOUR

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

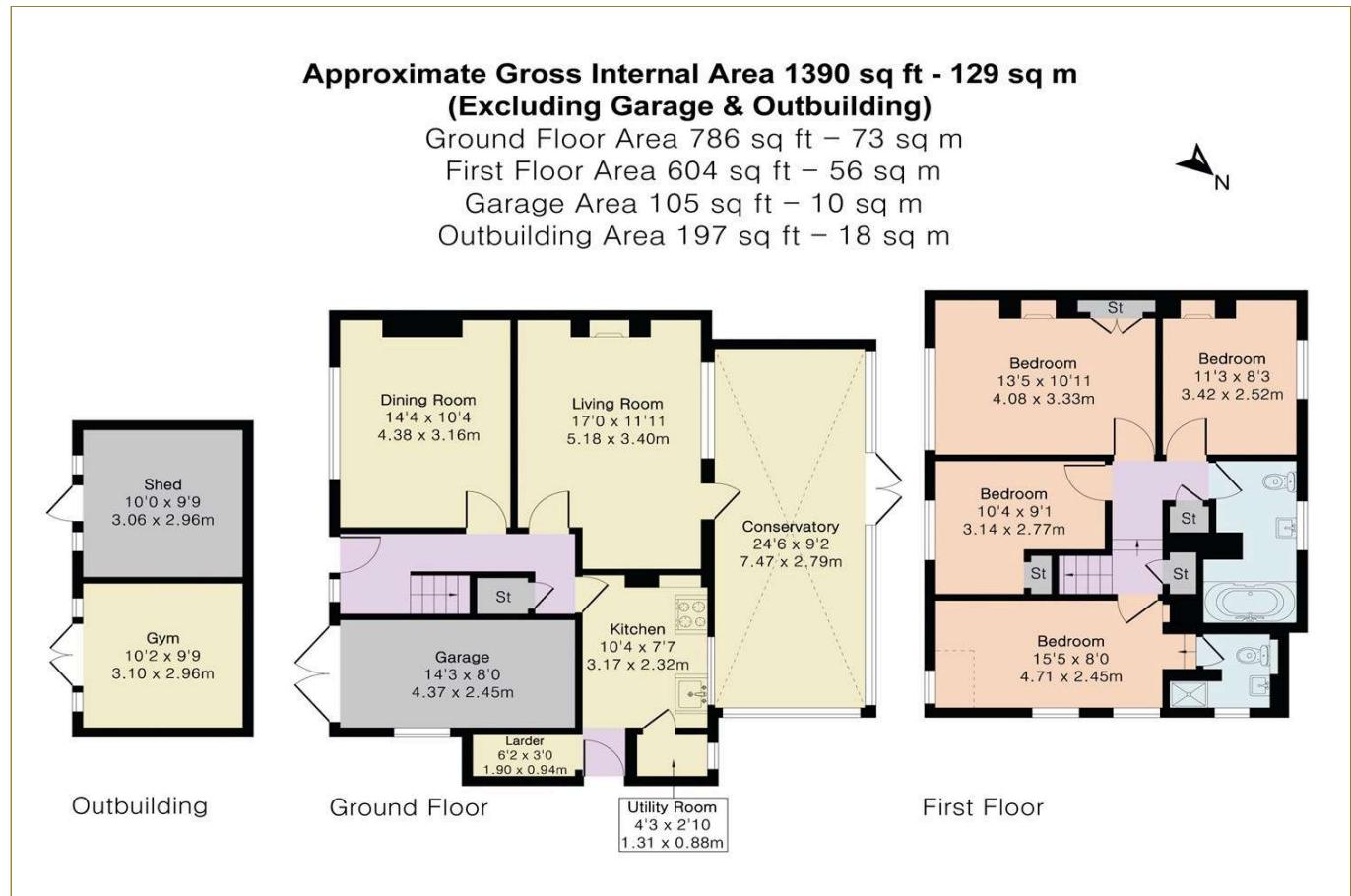
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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



LOCATION

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

