



4, Hazelmoor Lane, Gallowstree Common,  
S. Oxon, RG4 9DJ

£650,000

Beville  
ESTATE AGENCY

- Sought after rural lane
- Ample off road parking
- 2 reception rooms
- Original features
- Well presented
- Conservatory
- 120ft rear garden
- Four bedrooms
- Ground floor and first floor shower room

Extended 1920's semi detached home, presented in good order, set in a sought after, quiet rural lane, with a 120ft rear garden, offering further potential, subject to usual consents. EPC: D

Accommodation includes; enclosed porch, ground floor shower room, sitting room with open fire, dining room with log burner and double doors to sun room, fitted kitchen/ breakfast room, utility room. From the hall the staircase with cupboard under leads to first floor landing, four bedrooms & shower room.

Noteworthy features include; PVCu double glazing and fascia boards, gas fired central heating with condensing boiler, open fire places, stripped pine flooring, laminate flooring, picture rails, off road parking and established gardens. There is potential for enlargement subject to planning permission.

To The Front Of The Property gravel drive provides off road parking, close board timber fencing, shrub bed, outside light, gated side access leads to:

To The Rear Of The Property is an established, private garden approximately 120ft in length. Gravel seating area, outside tap, garden laid mainly to lawn, enclosed with close board timber fencing, mature shrubs, flower & shrub beds, trellis leads to further lawned area, vegetable bed, storage area, timber shed with light & power, further shed.

Total Floor Area: 109m<sup>2</sup> (1175sqft)

Council Tax: Band D


Services: Mains gas, electricity, water, private septic tank drainage.

Gallowstree Common is a small rural hamlet about 6 miles equidistant from Henley-On-Thames and Reading, with their excellent range of schooling, shopping and recreational facilities. London Paddington is less than 30 minutes from Reading Railway Station and there is easy access 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. Gallowstree Common is in the catchment area for Kidmore End Church of England Primary School. The village of Sonning Common is less than 1 ½ miles away and is well served with shops & amenities.

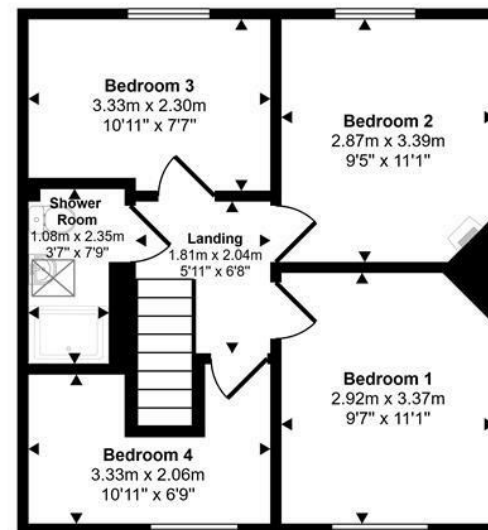
Approx Gross Internal Area  
109 sq m / 1175 sq ft



Ground Floor  
Approx 66 sq m / 708 sq ft

 Denotes head height below 1.5m

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.



First Floor  
Approx 43 sq m / 467 sq ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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 office in Peppard Road proceed right and take the right hand turning at the crossroads into Wood Lane, continue and at the sharp bend turn right into Reades Lane, proceed to Gallowstree Common. At the T- junction turn left into Horsepond Road and take the first turning left into Hazelmoor Lane.

**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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