

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



BATH ROAD, SONNING READING, RG4 6TB

£650,000

GUIDE PRICE: £625,000 - £650,000. A spacious four bedroom semi-detached home offering excellent family accommodation including 17ft living room, dining room, kitchen, 24ft conservatory, outbuilding suitable for office/gym. Prime position only a 10 minute walk to Sonning village centre and a 5 - 10 minutes to Hockey and Rugby clubs & 6 MILES to A329 motorway.

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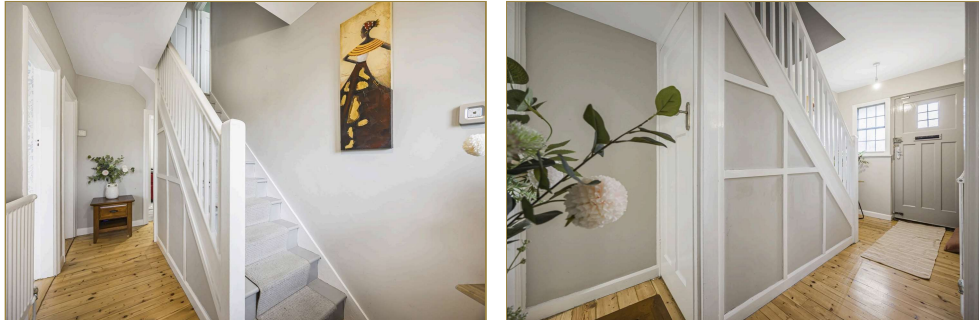
ENTRANCE

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



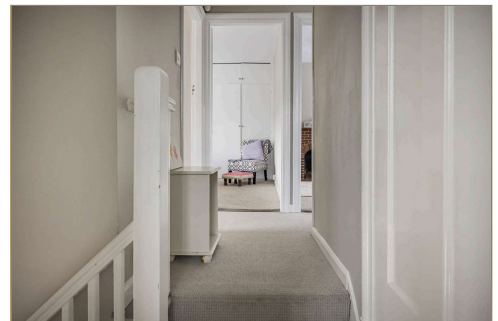
LARDER

Walk in larder with shelving, power and light



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With linen and storage cupboard



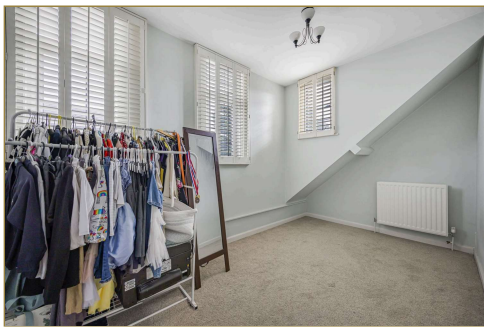
BEDROOM ONE

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



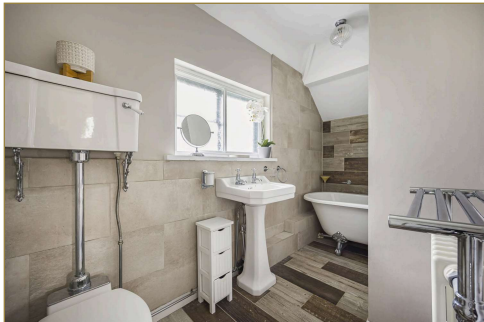
BEDROOM FOUR

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

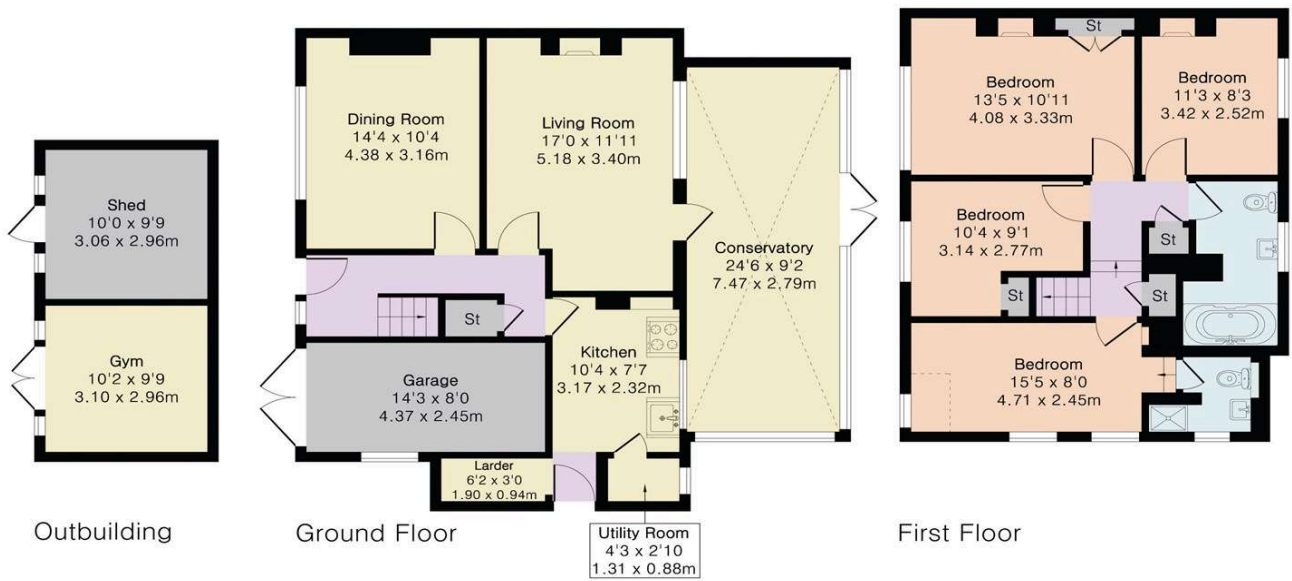
**Approximate Gross Internal Area 1390 sq ft - 129 sq m
(Excluding Garage & Outbuilding)**

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

