



22, Rowan Close, Sonning Common,  
S Oxon, RG4 9LD

£475,000

Beville  
ESTATE AGENCY

- Four bedrooms
- Quiet cul-de-sac location
- Log burner
- Generous gardens
- Garage in nearby block
- Potential for en-suite in bedroom 1
- No onward chain
- 23ft kitchen/breakfast room
- Adjoining children's play park

Four bedroom end terrace home, requiring some updating, set in a small cul de sac with generous rear garden & garage in nearby block. EPC: C

Accommodation includes; entrance hall, cloakroom, 16ft x 17ft sitting room with log burner and double sliding doors to the rear, 23ft x 12ft fitted kitchen/ breakfast room, utility room. The staircase leads to first floor landing, 13ft bedroom 1 with dressing area & door to room with potential for ensuite, two further double bedrooms & bedroom 4, bathroom with tiled shower cubicle & bath.

Noteworthy features include; PVCu double glazing, gas fired central heating with condensing boiler, built in cupboards & generous garden to side & rear garden, separate garage in nearby block. The property is sold with no onward chain.

To the front of the property: Pathway leading to front door and lawned area, gated side access to:

To the rear of the property is a 70ft large, sunny aspect garden, laid to lawn, timber fencing, pedestrian gate giving access into the village's children's play park.

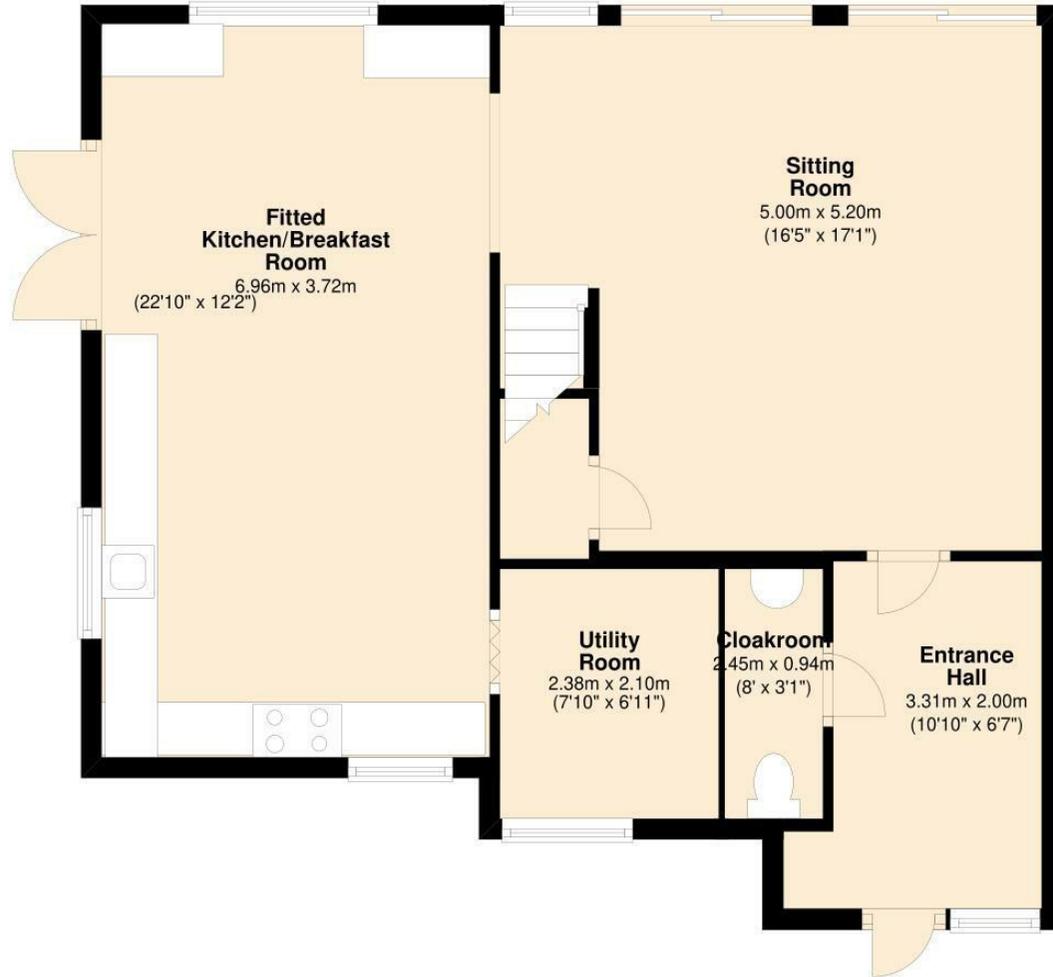
Total Floor Area: 124sqm (1334sqft)

Council Tax Band: C

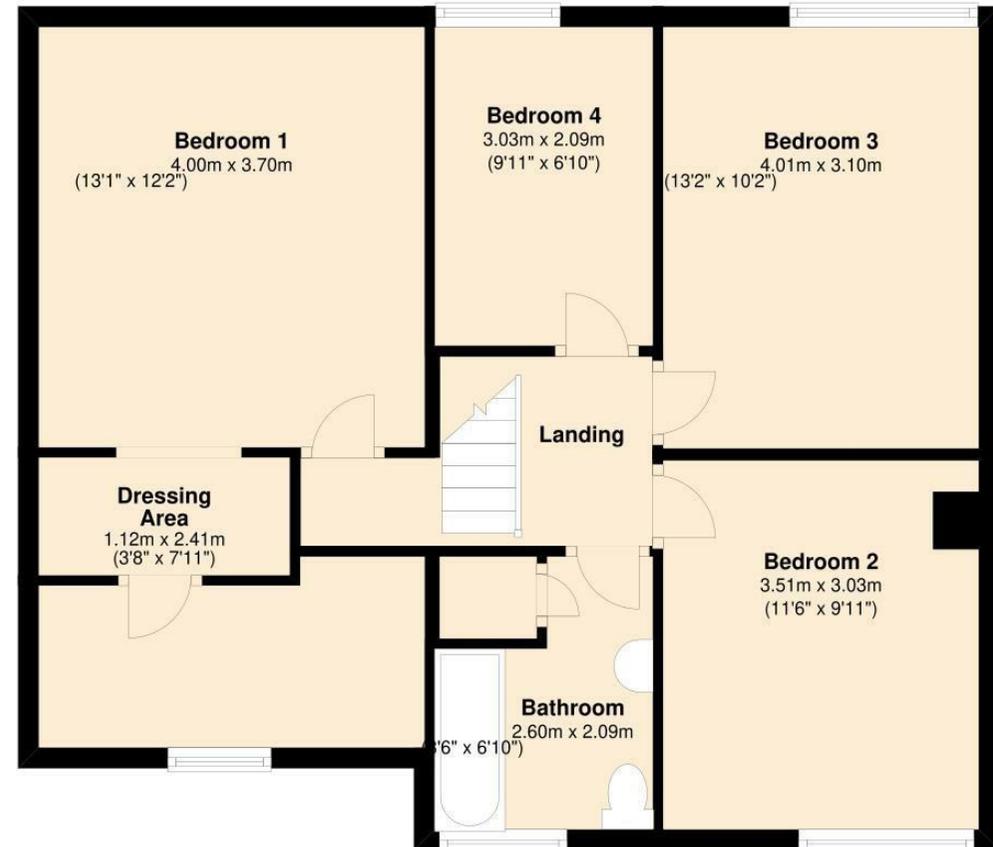
Services: Mains gas, electricity, water & drainage.

Rowan Close is a small cul-de-sac 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.

### Ground Floor



### First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Directions

From our offices in Peppard Road, turn right and continue for 300 hundred yards, turning right into Westleigh Drive, before the Herb Farm. Continue for 200 yards, taking the third turning into Rowan Close, whereupon the property can be found on the right.

**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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