



2, Russet Close, Sonning Common,
S Oxon, RG4 9LQ

£595,000

Beville
ESTATE AGENCY

- Sought after cul-de-sac location
- Recently fitted wood burning stove
- Bedroom 1 with dressing room and en-suite shower room
- Sold with no onward chain
- Walking distance to village centre
- Newly tiled limestone flooring
- Garage and two brick workshops
- Presented in excellent order
- Sunny aspect rear garden
- Ample off road parking

Extended semi detached Victorian family home, presented in excellent order, set in a small cul-de-sac and offering secluded, sunny aspect rear garden. EPC: D

Accommodation includes; entrance hall, open plan kitchen/diner, 22ft sitting room with recently fitted wood burning stove, bedroom 1 with dressing room & ensuite shower room, two further bedrooms, family bathroom and a loft room.

Noteworthy features include; PVCu double glazing, gas fired central heating, secondary heating: wood burning stove, built in cupboards, brick workshop, garage, carport & off road parking.

To the front of the property: brick paved drive leads to garage, via carport, providing ample off road parking, gravel path to front entrance, well stocked flower and shrub beds, lawned area, access via garage to:

To the rear of the property is a delightful, established, peaceful and sunny aspect garden. Paved patio area interspersed with flower and shrub beds, outside tap, box hedging, garden laid mainly to lawn, fully enclosed with timber fencing and mature hedging, well stocked flower and shrub beds, mature apple tree, further seating area to the rear of the garden, two outside brick storage rooms.

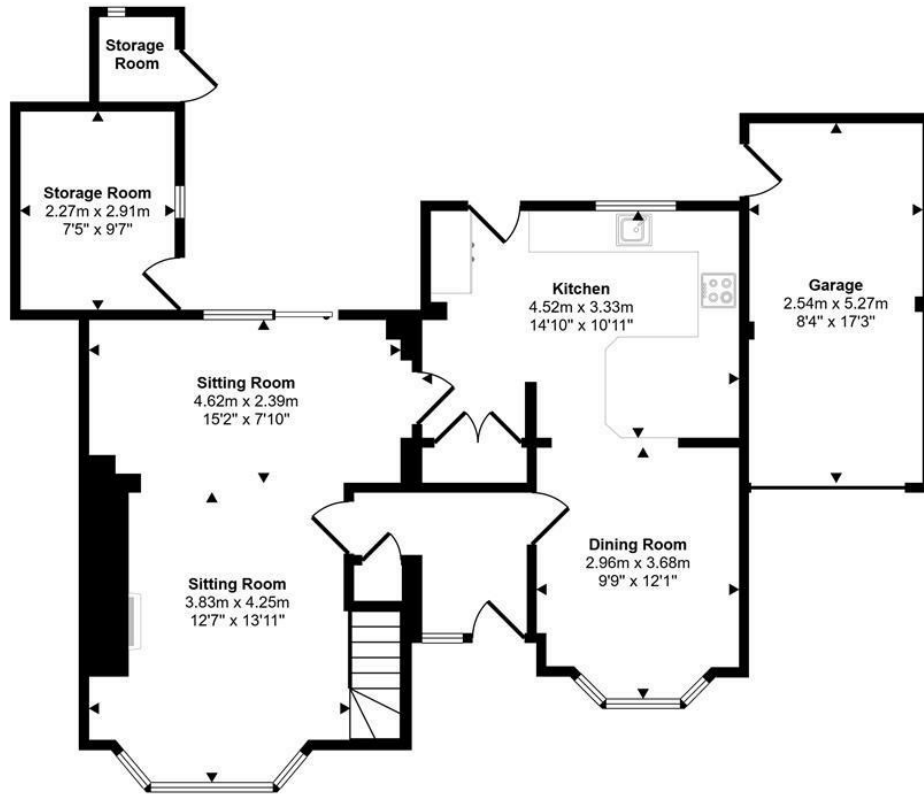
Russet Close is a small cul-de-sac, within easy walking of village amenities including local park and secondary school. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village offers 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.

Total Floor Area (including garage, workshops & loft room): Approx. 1674sqm (156sqm)

Services: Mains gas, electricity, water & drainage.

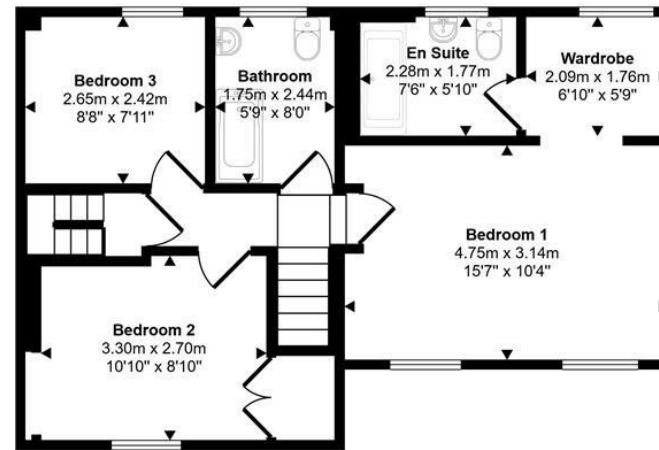
Council Tax Band: E

Approx Gross Internal Area
156 sq m / 1674 sq ft

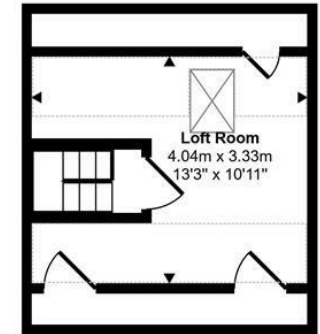


Ground Floor
Approx 84 sq m / 909 sq ft

Denotes head height below 1.5m

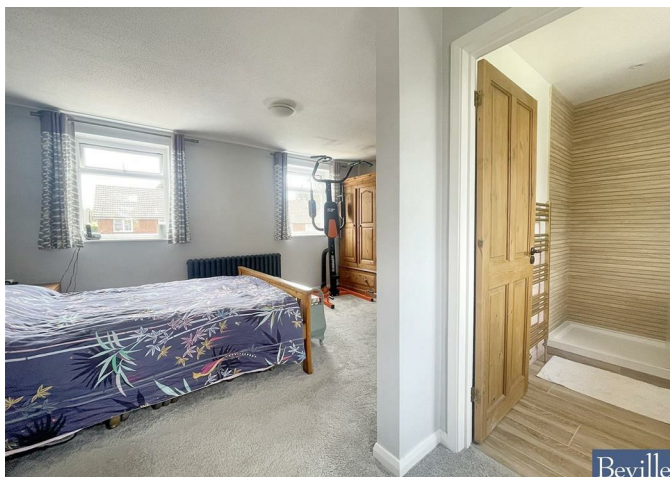


First Floor
Approx 53 sq m / 567 sq ft



Second Floor
Approx 18 sq m / 198 sq ft

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.



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

Directions

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.