



11, Essex Way, Sonning Common,
S Oxon, RG4 9RG

£410,000

Beville
ESTATE AGENCY

- 21ft sitting room
- PVCu Double glazing
- Secluded rear garden
- Large single garage
- Gas fired central heating with condensing boiler
- No onward chain
- Built in cupboards
- Ample off road parking
- Close to bus stop

Two bedroom detached bungalow presented in good order, with garage & secluded rear garden, situated in a sought after, quiet cul-de-sac. EPC: D

BACK ON THE MARKET. Accommodation includes; enclosed porch, entrance hall, fitted kitchen, 21ft sitting room, bedroom 1 with built in cupboards, bedroom 2/ dining room, shower room and garage.

Noteworthy features include; gas fired central heating, PVCu double glazing, large single garage, off road parking for several vehicles, private and easily maintained rear garden. The property is sold with no onward chain.

N.B BUNGALOWS ON THIS DEVELOPMENT ARE RESTRICTED TO APPLICANTS AGED OVER 50 YEARS.

To The Front Of The Property gravel driveway leads to GARAGE, providing ample off road parking, outside light.

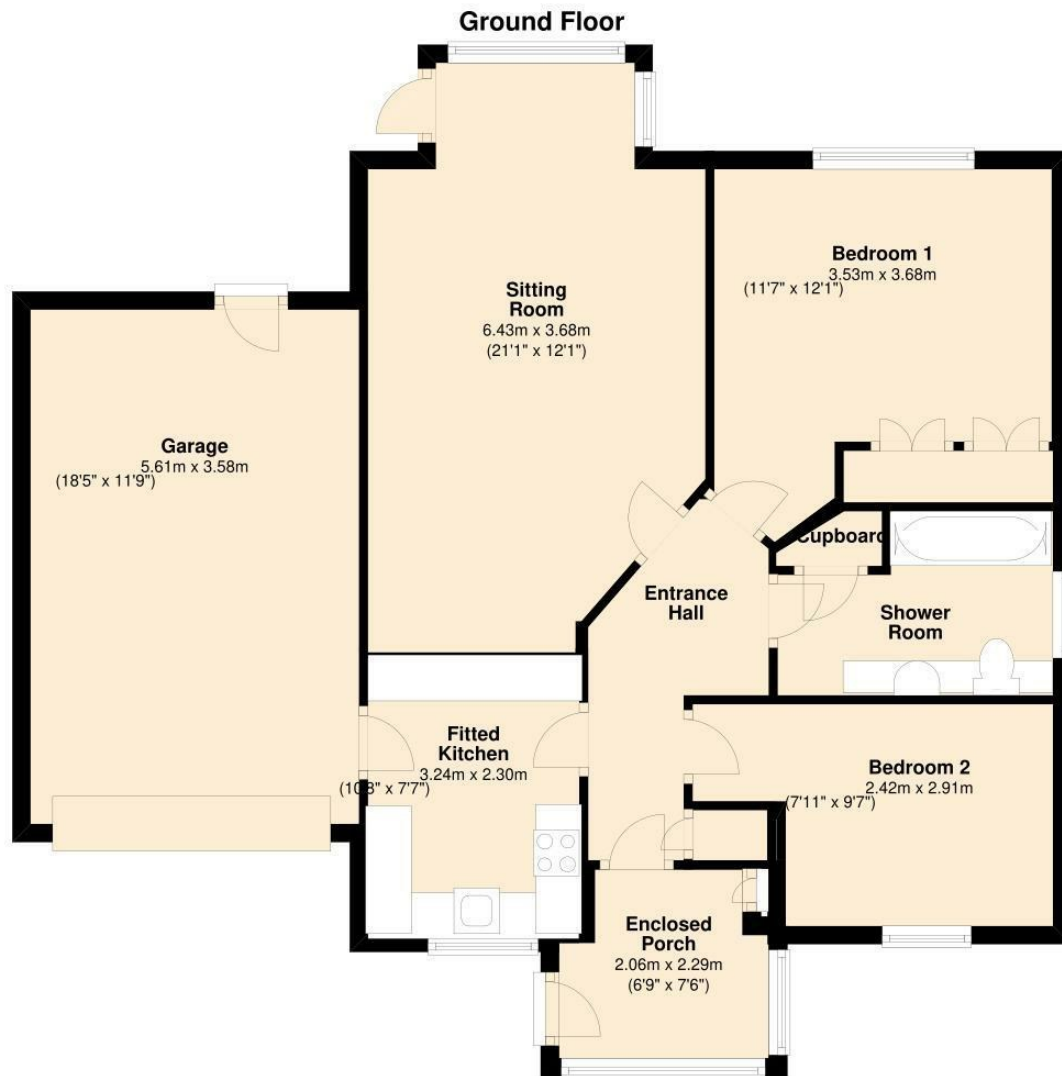
To The Rear Of The Property is a private garden. Paved patio, garden laid to lawn, flower & shrub beds, outside light, enclosed with fencing.

Total Floor Area (including garage): Approx. 929sqft (86m²)

Council Tax Band: D (£)

Services: Mains gas, electricity, water & drainage.

Essex Way is a small development of similar properties on the outskirts of Sonning Common. Regular bus service provides access into the village centre, Caversham and Reading (bus stop within 200 metres). The village 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Directions

From our offices in Peppard Road, Sonning Common, turn right and proceed to the cross roads, turning right into Wood Lane. Continue to the Kennylands turning, turning left into Kennylands Road, continue for ½ mile, turning left into Essex Way, whereupon the property will be found on the left hand side.

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.