



2, Greenwood Close, Sonning Common, Sonning Common  
S Oxon, RG4 9DU

£415,000

Beville  
ESTATE AGENCY

- Fitted kitchen with integral appliances
- Two double bedrooms
- No onward chain
- 15ft sitting room with double doors to the rear
- Off road parking
- Edge of the village location, yet close to amenities
- Cloakroom
- 4 Years remaining on builders warranty

Two bedroom semi detached home built in excellent order, built just six years ago, with enclosed rear garden & off road parking, set on the edge of the village within a stones throw of Memorial Park, yet close to amenities. EPC: B

Accommodation includes; entrance hall, cloakroom, 15ft sitting room with double doors to the rear, fitted kitchen with integral appliances, two double bedrooms & bathroom.

Noteworthy features include; PVCu double glazing, gas fired central heating, off road parking, 4 years remaining on new build warranty. The property is sold with no onward chain.

To The Front Of The Property brick paved drive provides ample off road parking, slabbed path to covered front entrance, flower and shrub beds, side gate leads to;

To The Rear Of The Property is an enclosed garden. Paved patio area, outside tap, garden laid to lawn, fully enclosed with timber fencing, timber shed.

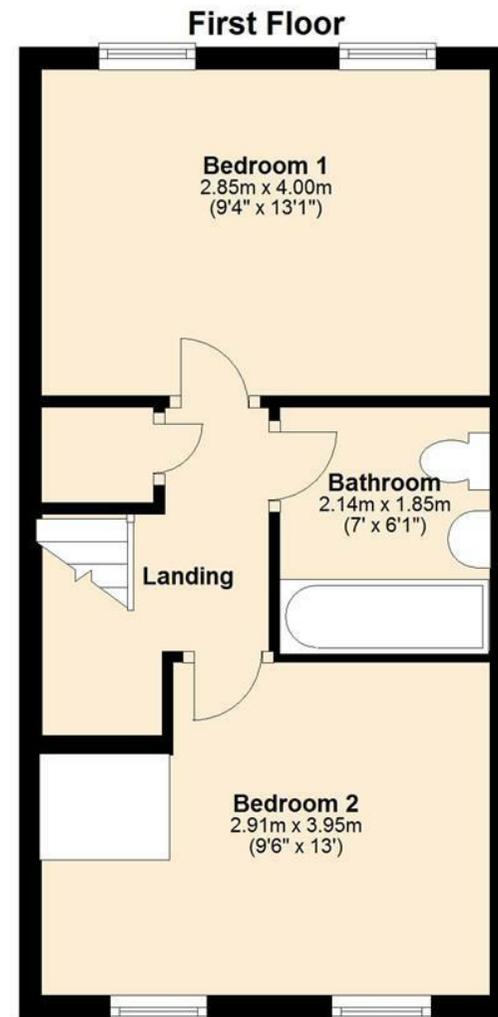
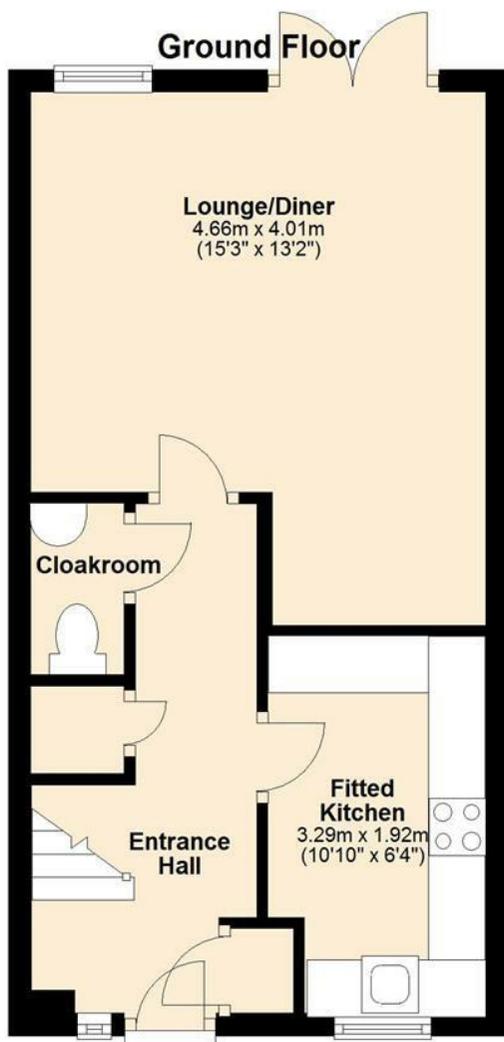
Total Floor Area: Approx. 700Sqft (65m<sup>2</sup>)

Services: Mains gas, electricity, water & drainage.

Council Tax Band: D

Annual service charge: Approx £380p/a.

Greenwood Close is a road in a select development built by Linden Homes on the edge of the village, yet within easy walking distance of amenities. 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(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, take the second turning right into Wood Lane, continue for approximately 200 hundred yards, at the bend turn right into Reades Lane, take the next right turning into Sonning Grove, whereupon the property is found on your right 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.**

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