

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

£325,000

Beville
ESTATE AGENCY

- Ample Off Road Parking

Three bedroom terrace property set in a small cul de sac with a secluded rear garden, ample off road parking and garage in nearby block. EPC: tbc
Accommodation includes; fitted kitchen, lounge/ diner with double doors to the rear, three bedrooms & bathroom.
Noteworthy features include; double glazing, gas fired central heating, built in cupboards, garage in nearby block and established garden.

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To The Front Of The Property brick paved drive provides ample off road parking.

To The Rear Of The Property is a private & secluded garden. Paved patio, garden laid to lawn, enclosed with timber fencing, timber shed.

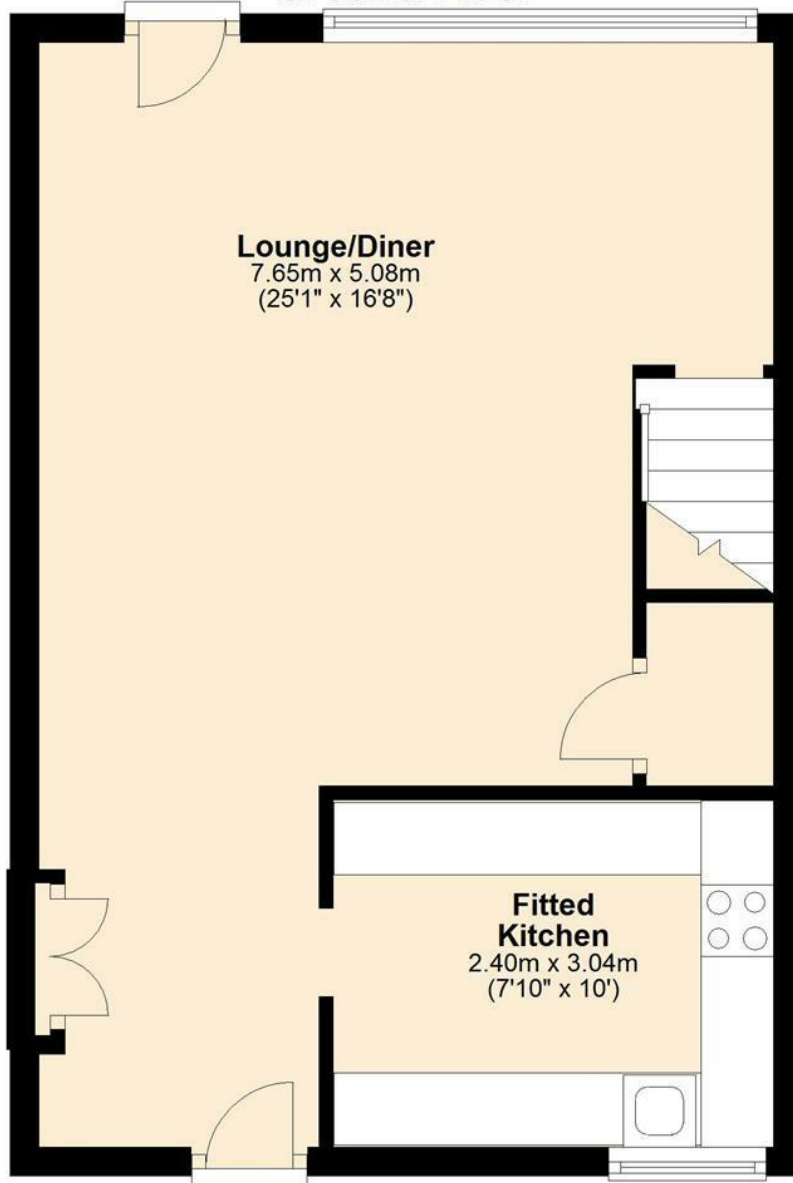
Rowan Close is a small cul-de-sac within easy walking of the village centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village offers 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: Approx. 830sqft (77m²)

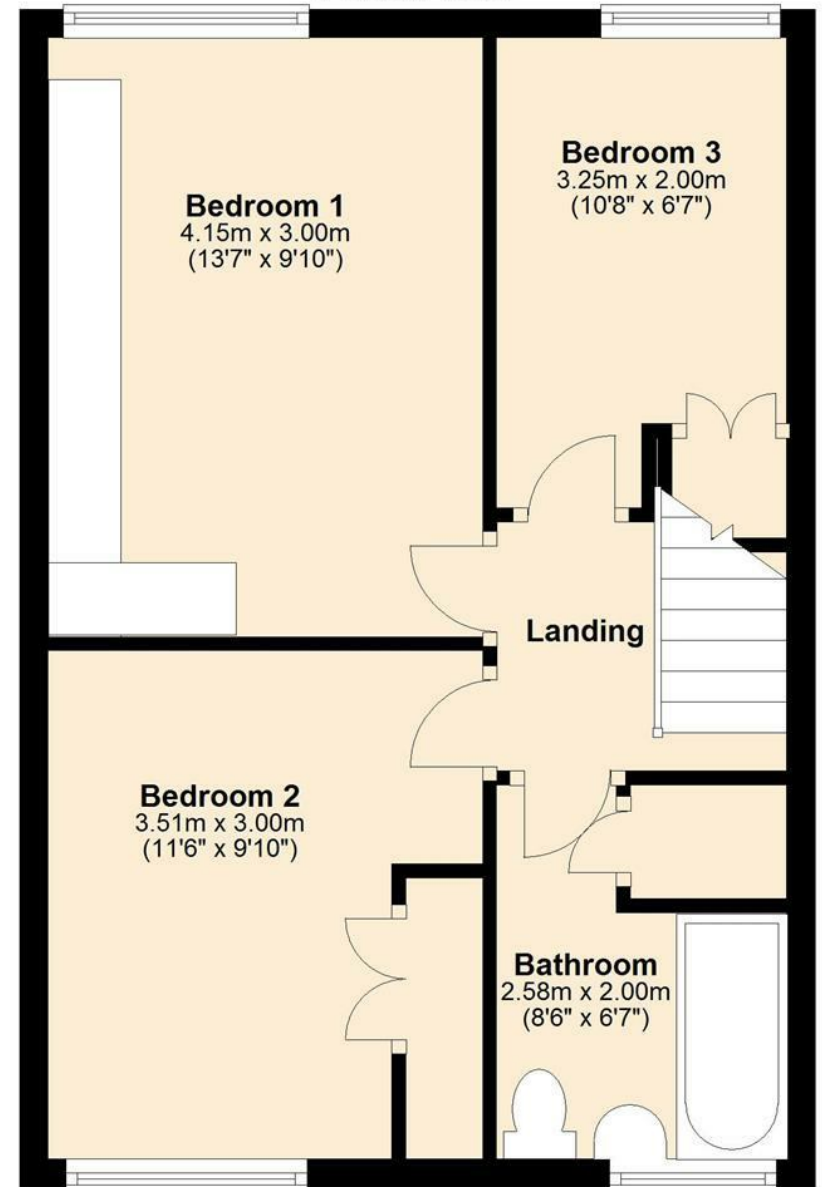
Council Tax Band: C

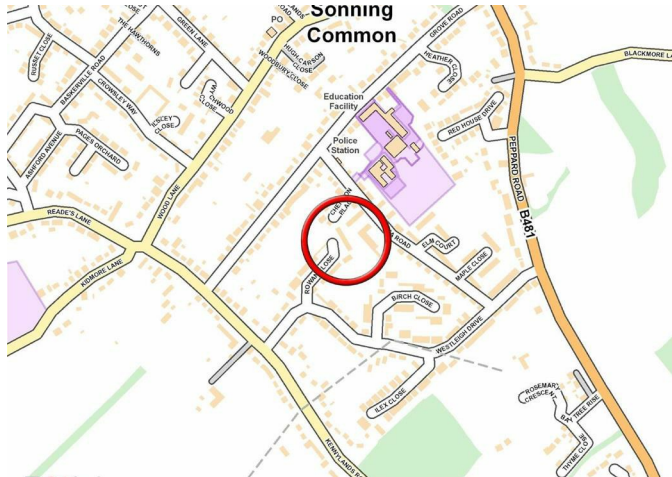
Services: Mains gas, electricity, mains water & drainage.


Ground Floor



First Floor





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	1	1
Not energy efficient - higher running costs		
England & Wales	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 at the end of the road.

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.