

19, Sedgefield Close, Sonning Common,
S Oxon, RG4 9TS

£475,000

Beville
ESTATE AGENCY

- Quiet, highly sought after cul-de-sac
- Presented in immaculate order
- Walking distance to village amenities
- Detached bungalow
- Detached garage
- Private and easily maintainable gardens

Two bedroom detached bungalow, presented in immaculate order, offering a low maintenance, sunny aspect rear garden, situated in a sought after cul-de-sac, within easy reach of amenities. EPC: C

Accommodation includes; entrance hall, shower room, two bedrooms, 18ft sitting room, sun room and fitted kitchen.

Noteworthy features include; PVCu double glazed windows, gas fired central heating, off road parking, detached single garage and landscaped gardens.

To The Front Of The Property a brick paved drive leads to detached garage (up & over door, personal door, light & power, eaves storage) providing ample off road parking, landscaped gravelled area, covered front porch, gated access to:

To The Rear Of The Property is a private, sunny aspect rear garden. Paved patio, outside tap, outside light, well stocked flower and shrub beds, steps lead up to further paved area, fully enclosed with timber fencing.

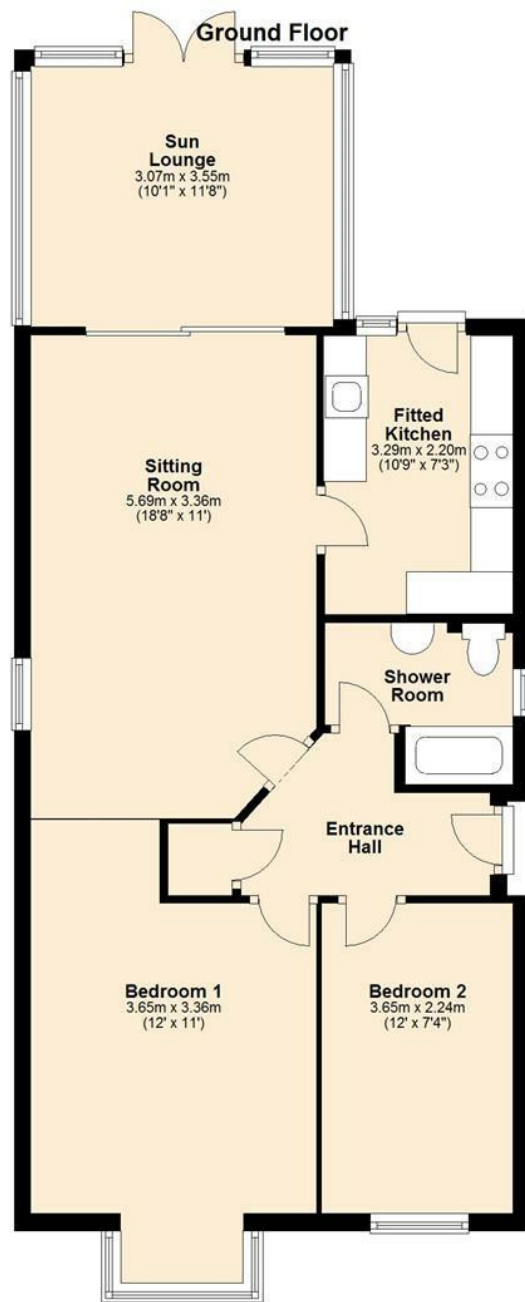
Total Floor Area: 68m² (738sq ft)

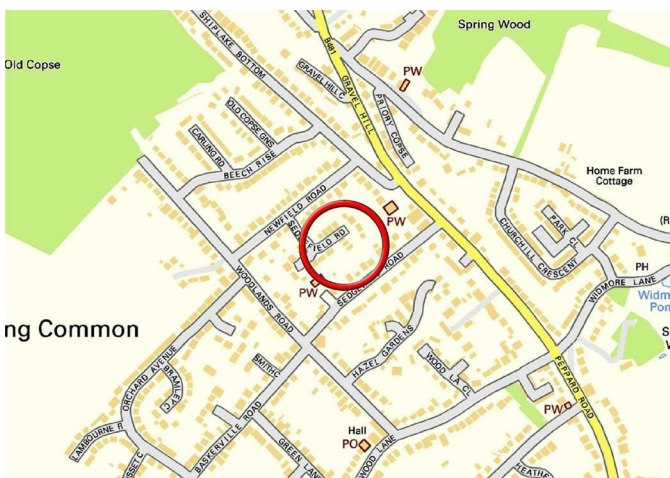
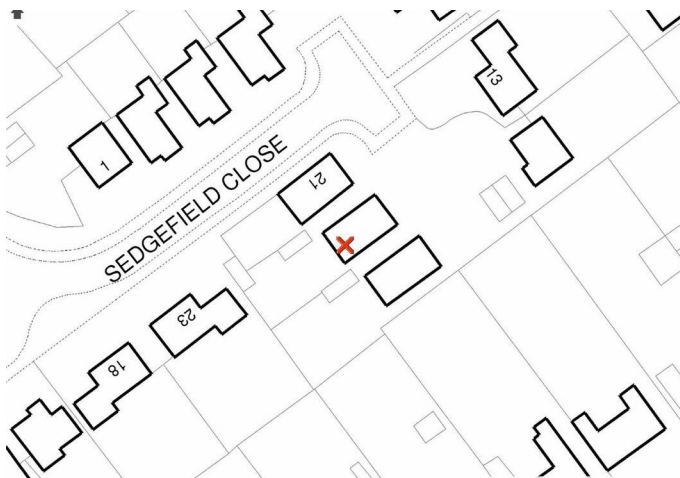
Services: Mains gas, electricity, water & drainage.

Council tax: Band E (£2202.92)

Sedgefield Close is a small cul-de-sac, situated close to woodland walks, yet 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. 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		88
(81-91) B		
(69-80) C	69	
(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

From our offices in Peppard Road, turn left and take the first left into Siplake Bottom, turn left into Newfield Road, proceed for 100 yards and turn left into Sedgefield Close, following the road round to the left, whereupon the property will be found on the 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.