



28a, Grove Road, Sonning Common,
S Oxon, RG4 9RL

£799,950

Beville
ESTATE AGENCY

- Large four bedroom detached house
- Detached double garage
- Walking distance to village centre
- 17ft Bedroom 1 with fitted wardrobes
- Three reception rooms
- Ground floor bathroom
- 27ft living room
- Highly sought after location
- Sunny aspect private garden

Detached family house presented in good order offering four bedroom, three receptions rooms & situated on a highly sought after road within easy reach of the village centre. EPC: tbc

Accommodation includes: Entrance hall, 20ft sitting with fireplace, spacious study, ground floor bathroom, fitted kitchen/breakfast room, 27ft living room with doors onto the garden. The stairs lead to first floor landing which comprises of 17ft bedroom 1 with fitted wardrobes, three further double bedrooms, family shower room. Bedroom 3 has a shower and basin.

Noteworthy features: uPVC double glazing, ample storage, ample built in cupboards, double garage.

To the front of the property: The block paved driveway offers ample parking, secure metal gates to the side of the property leading to large detached double garage with twin up and over doors.

To the rear of the property: Sunny aspect rear garden predominantly laid to lawn with well stocked flower and shrub beds and screened by mature trees. Fully enclosed with timber fencing.

Total Floor Area: Approx. 205sqm (2211sqft)

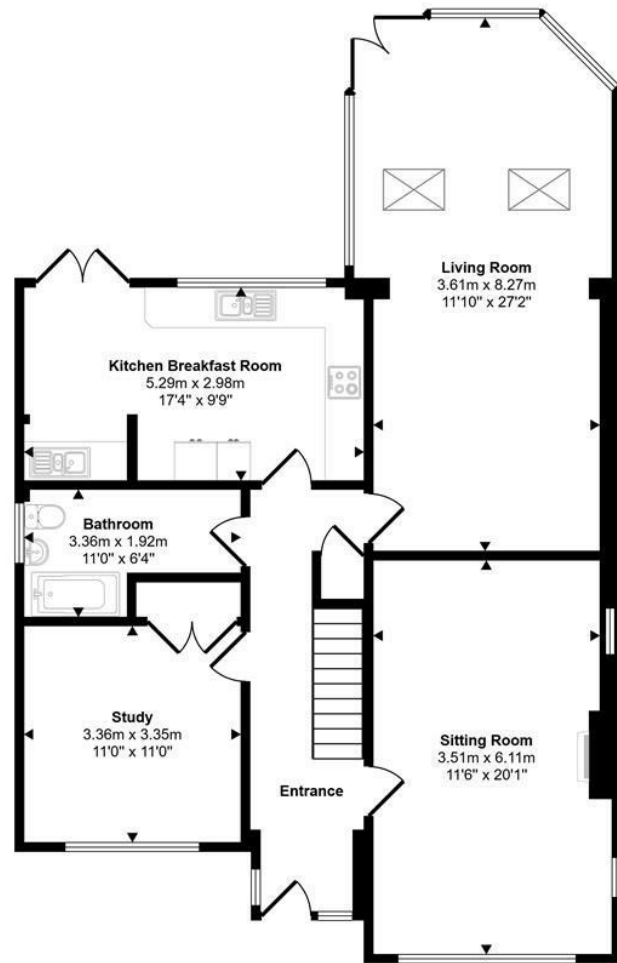
Council Tax Band: G

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

Grove Road is one of the oldest and most sought after roads in the village and is within easy walking of the centre.

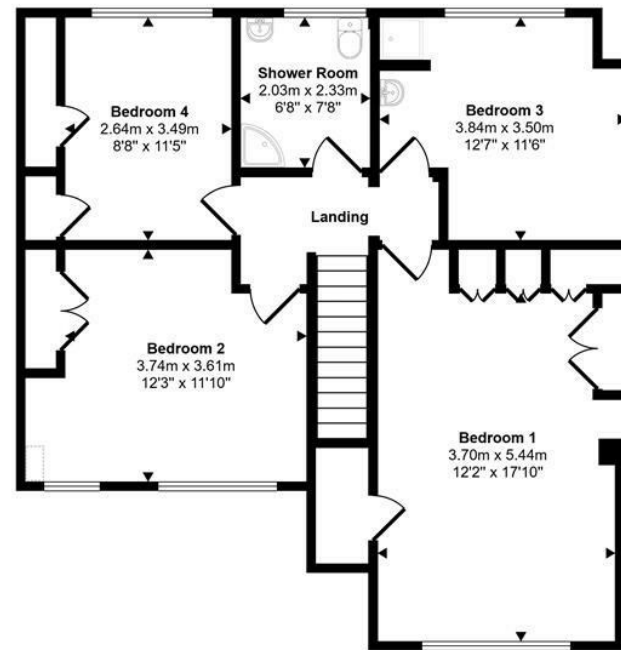
Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village offers 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.

Approx Gross Internal Area
205 sq m / 2211 sq ft

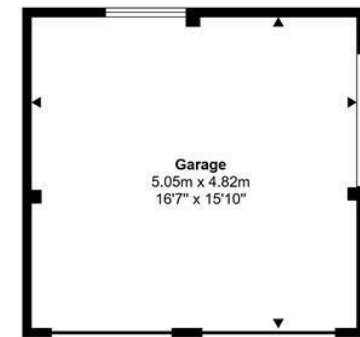


Ground Floor
Approx 103 sq m / 1106 sq ft

Denotes head height below 1.5m



First Floor
Approx 78 sq m / 843 sq ft



Garage
Approx 24 sq m / 262 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

From our offices in Peppard Road, turn right and continue for 200 hundred yards, turning right into Grove Road, 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.