




8, Newfield Road, Sonning Common, Reading
Oxfordshire, RG4 9TB

£900,000

Beville
ESTATE AGENCY



A spacious four bedroom chalet offering flexible accommodation, including 27ft kitchen/ breakfast room, set in a sought after road with sunny aspect 90ft rear garden.
EPC: tbc

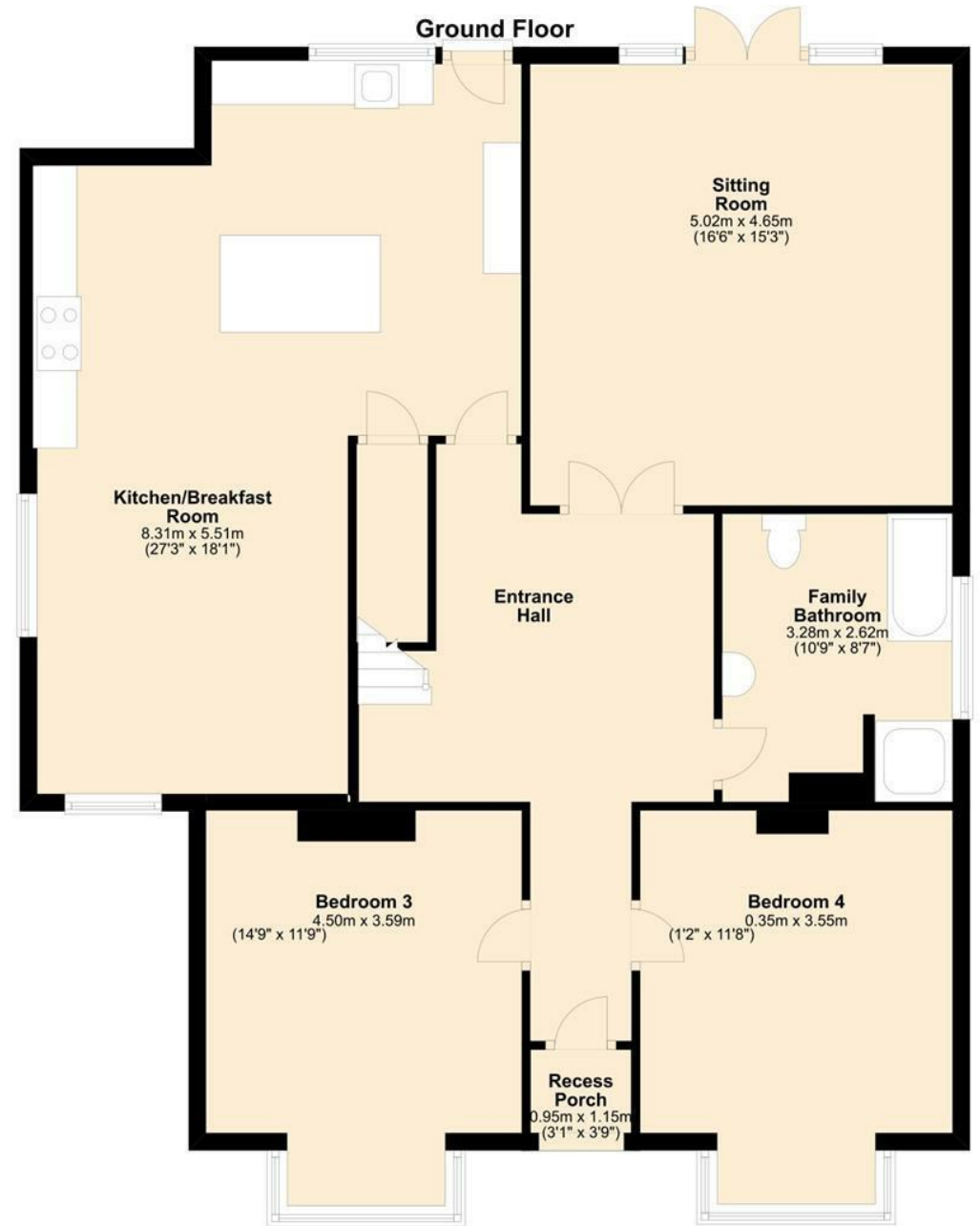
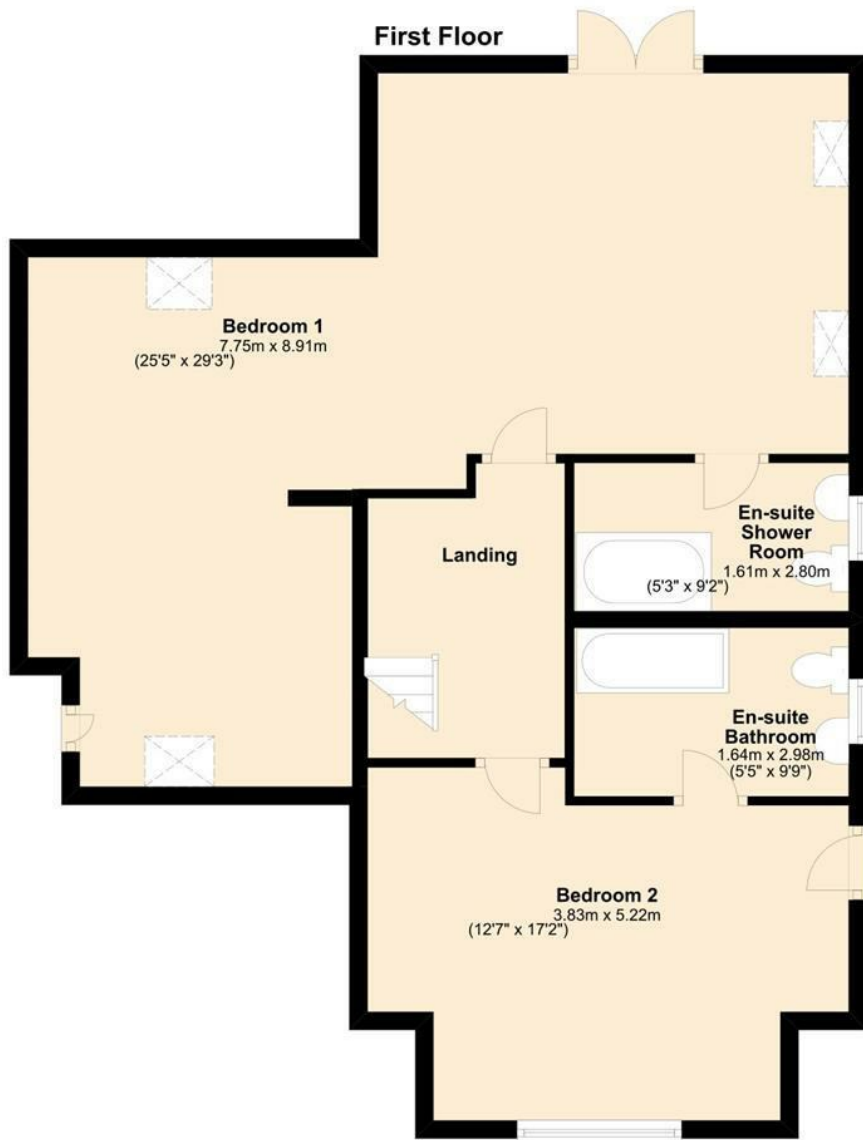
Accommodation includes; large entrance hall, 27ft x 18ft kitchen/ breakfast room with integral appliances, 16ft x 15ft sitting room, two ground floor double bedrooms, ground floor bathroom. The first floor comprises bedroom 1 with ensuite shower room and large dressing area (potential to divide room into two), further double bedroom & ensuite bathroom.

Noteworthy features include; gas fired central heating, uPVC double glazing, ample off road parking & detached single garage to the rear, established gardens. The property is being sold with no onward chain.

OUTSIDE

To The Front Of The Property gravel drive provides ample off road parking, surrounded by mature shrubs and hedging, paved side access leads to the garage and rear garden.

To The Rear Of The Property is a private, sunny aspect garden approx. 90ft in length. Extensive paved terrace, large pond (currently drained). Garden laid to lawn, fully enclosed with enclosed with timber fencing & mature hedging.





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

Directions

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.