



Situated within a quiet cul-de-sac in the village of Sonning Common, this property presents a promising opportunity for prospective purchasers. The accommodation comprises three bedrooms, a functional family bathroom, and a comfortable living room that provides access to a conservatory, offering additional space and natural light. The adjoining kitchen is practical in layout and well suited for future enhancement.

To the rear, the property benefits from a privately enclosed garden, featuring a modest patio area leading to a manageable lawn. The frontage includes off-road parking together with access to a single garage, providing useful storage or secure parking facilities.

With its practical arrangement and favourable village location, this property offers considerable scope for personalisation and improvement, making it an appealing option for buyers seeking a home with potential in an established residential setting.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Desirable village location
- Cul-de-sac
- 3 Bedroom property
- Conservatory
- Garage
- Off road parking





Council tax band D

Council- South Oxford

Additional information:

Parking

The property has a driveway with parking and a garage.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

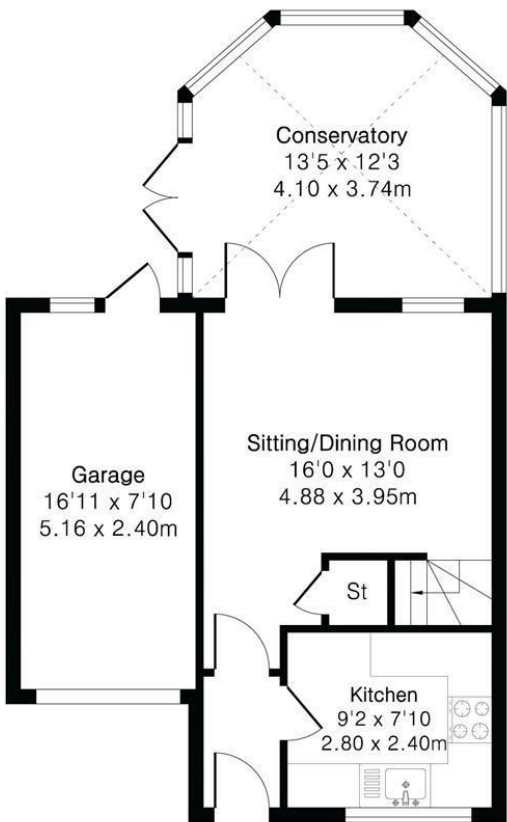
Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

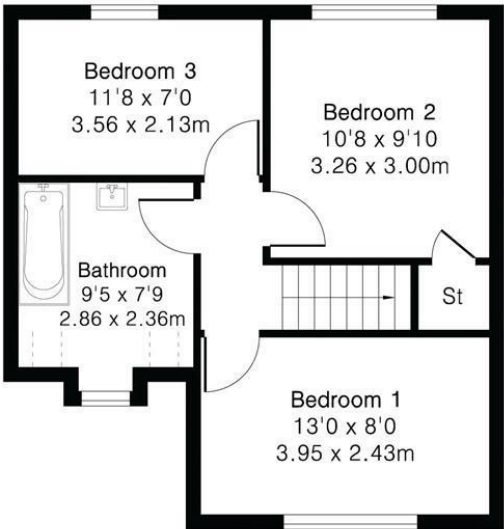
Floorplan

Approximate Gross Internal Area 1008 sq ft - 94 sq m
(Including Garage)

Ground Floor Area 589 sq ft – 55 sq m
First Floor Area 419 sq ft – 39 sq m



Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		68
(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

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