

## Pearman Place

£600,000

Sonning Common, RG4 9DW









Set within a modern development in the highly sought-after village of Sonning Common, this well-presented detached home offers generous living space and excellent convenience for families. The village benefits from a variety of local amenities, including shops, schools, parks, and public transport links, making it an ideal location for family living.

The accommodation is well-proportioned throughout and comprises an 18ft dual-aspect living room, a separate dining room with an integrated kitchen and direct access to the garden, and a ground-floor cloakroom. On the first floor, there are three generously sized bedrooms, including a principal bedroom with an en-suite shower room, along with a modern family bathroom.

Outside, the property features off-road parking leading to a 20-foot garage. The private, westerly-facing rear garden is fully enclosed and offers a patio area leading onto a lawn, ideal for outdoor entertaining.

This attractive home is offered to the market with no onward chain.

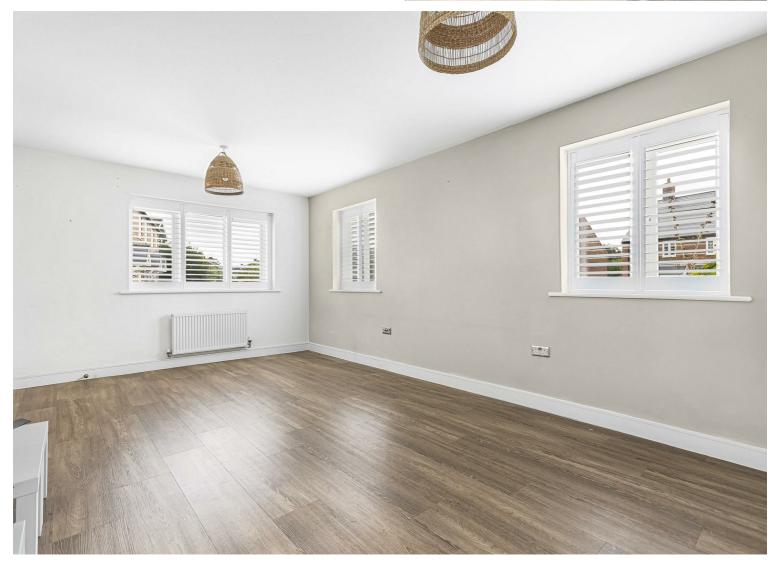




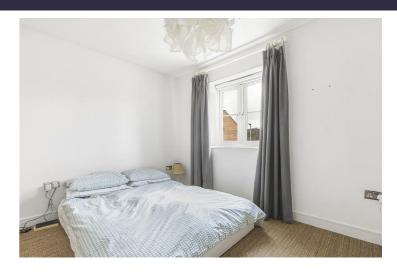


- 3 sizeable bedrooms
- Ensuite shower room
- Kitchen dining room
- 20ft garage
- No onward chain











Council tax band E Council- South Oxfordshire Additional information: There is an estate charge of £247 every 6 months

Property construction – Standard form Services: Gas – mains Water – mains Drainage – mains Electricity – mains Heating – Gas central heating

Broadband connection available (information obtained from Ofcom): Standard - ADSL/copper wire

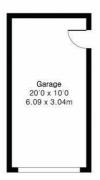
Mobile phone coverage

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 1170 sq ft - 108 sq m (Excluding Garage)

Ground Floor Area 585 sq ft – 54 sq m First Floor Area 585 sq ft – 54 sq m Garage Area 199 sq ft – 19 sq m



Garage



En-suite
7'4 x 4'8
2.24 x 1.42m

Bedroom 1
18'4 x 11'4
5.60 x 3.46m

Bedroom 3
10'10 x 9'1
3.30 x 2.78m

Bedroom 2
11'11 x 10'9
3.62 x 3.27m

First Floor



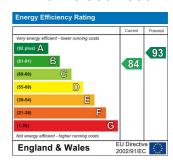
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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

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