



Newfield Road, Sonning Common, Reading, RG4 9TB

£750,000

Walmsley

# Newfield Road, Sonning Common, Reading, RG4 9TB

Council Tax Band: C

Walmsley Estate Agency are pleased to offer this very well-presented detached bungalow, conveniently located within close proximity of the village centre, offering flexible living accommodation, with annexe potential, provided by a garage conversion and rear extension. The impressive accommodation comprises; entrance hall with oak flooring, living room, modern 15ft kitchen/ breakfast room, sitting room with sliding door to rear garden and two shower rooms. The annexe includes a second sitting room, two additional rooms and a utility, which in our opinion could also be an ideal space for an office/potential practice or home based business.

Externally the property benefits from a beautiful enclosed garden, measuring approximately 90ft in length with many mature shrubs, attractive views and a summer house. The front of the property benefits from well planted flower and shrub borders with off street parking for several vehicles.

Viewing highly recommended. EPC rating C. Council tax band E.

## Tenure - Freehold



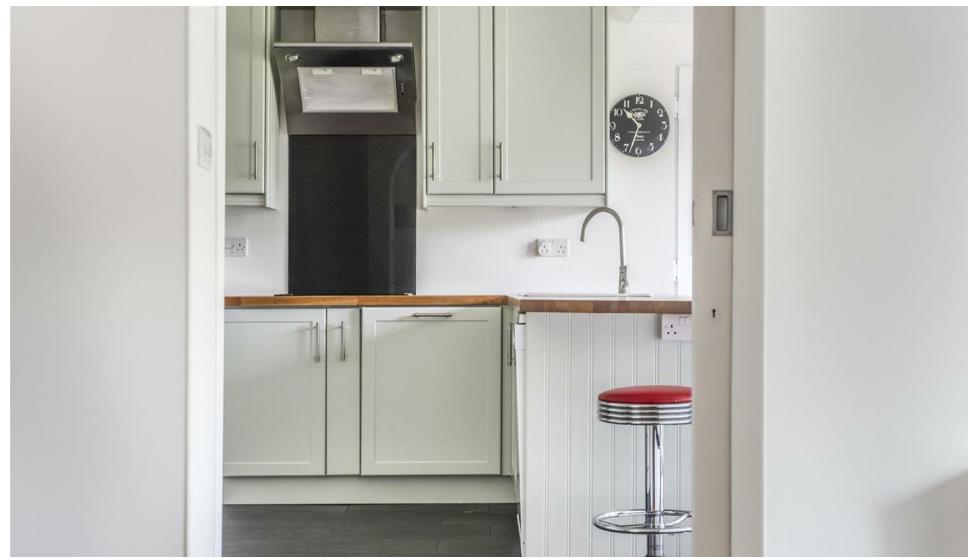


- Village location
- Detached
- Off street parking
- Annexe potential
- Well-presented
- Modern kitchen/breakfast room
- Attractive rear garden



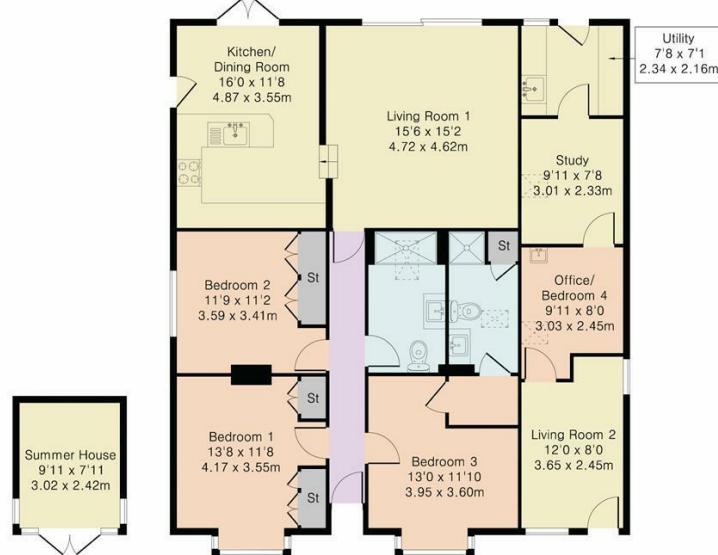
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Approximate Gross Internal Area 1488 sq ft – 138 sq m N



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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