The Estate Agent People Recommend

WentWorth Estate Agents

77 Pound Lane, Sonning RG4 6XD

Price guide £575,000

Wentworth Estate Agents are delighted to offer this character THREE BEDROOM SEMI DETACHED HOUSE in the sought after village of Sonning-on-Thames. Sonning is a delightful village offering splendid walks along the river and benefits from local pubs and the Coppa Club bar and restaurant.

There is an ease of access to motorways, M4, A329 and airports - London Heathrow and Gatwick. Within catchment for Sonning C of E Primary School and The Piggott Senior School.

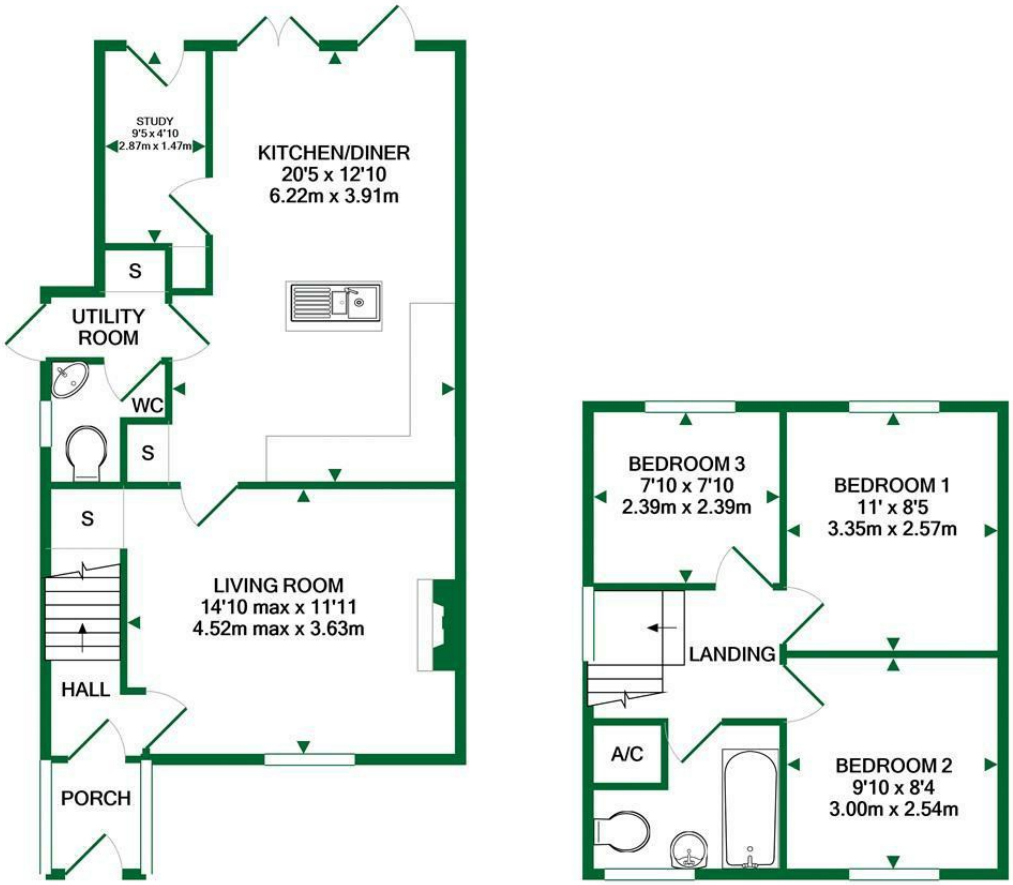
Twyford is only 3 miles away, with a mainline train station serving London Paddington and Reading. There are local shops, coffee shops, Tesco Express and Waitrose. Henley-on-Thames is approximately 7.1 miles away, offering a beautiful riverside town with shops, restaurants, coffee shops, Waitrose and Tesco.

Ground floor accommodation comprises of entrance porch for coats and shoes, living room with gas fireplace and storage, through to the kitchen/ breakfast/living room with vaulted ceilings and plenty of eye and base level units, sink, double oven, hob and integrated dishwasher and doors to the garden. Off the kitchen is a study, utility and cloakroom.

First floor accommodation comprises of two double bedrooms, a further single bedroom and family bathroom with WC, wash hand basin, bath and shower over.

Further benefits include parking for numerous cars on the driveway, private laid to lawn garden with patio area, gated side access to the front and rear and gas central heating.

EPC - D



GROUND FLOOR
APPROX. FLOOR
AREA 563 SQ.FT.
(52.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 934 SQ.FT. (86.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ACCOMMODATION

- THREE BEDROOM CHARACTER HOUSE
- GOOD SIZE KITCHEN/BREAKFAST/LIVING ROOM
- TWO RECEPTION ROOMS
- PRIVATE REAR LAID TO LAWN GARDEN
- PARKING FOR NUMEROUS CARS ON DRIVEWAY
- WITHIN A SOUGHT AFTER VILLAGE
- WALKING DISTANCE TO THE VILLAGE AND RIVER THAMES

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IMPORTANT: we would like to 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.