davis tate

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# 20 ILEX CLOSE, SONNING COMMON, READING, OXFORDSHIRE, RG4 9LG



- Available Early December
- 3 Double Bedrooms
- Detached
- Bungalow
- Private Garden
- Village Location

## £2,100 per month + permitted payments *

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433



Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England and Wales at First Floor Glendale House Reading Road, Burghfield Common, Reading, Berkshire, England, RG7 3BL.







## PROPERTY DESCRIPTION

Detached bungalow in a quiet cul de sac location. The property has 3 double bedrooms and a 17ft living/dining room. Off road parking plus garage and private rear garden. Located 0.5 miles from the village centre. EPC Rating D

## LOCAL INFORMATION

Sonning Common is a thriving village located within South Oxfordshire. There is an extensive range of amenities in the village including chemist, vet, shops, post office, village hall, library and an award winning health centre plus a range of schooling from playgroups to secondary education. The area has a variety of woodland walks and bridle paths and there are numerous country pubs within a few minutes walk or drive. The nearby towns of Reading and Henley on Thames are both within 6 miles and there is good access to the motorway networks M4 and M40.

## ACCOMMODATION

The bungalow has generous, well presented accommodation throughout. Overlooking the rear garden is the superb living/dining room which has full height glazed sliding doors which open into the garden. The kitchen is fitted with a contemporary range of hand painted wall and base cabinets and drawers fitted with integrated fridge, freezer, electric over, microwave, gas hob and dishwasher. There is a free standing washing machine. AT the front of the property, bedroom 1 is fitted with an excellent range of built in chests of drawers and wardrobes and has an en-suite shower room. Bedroom 2 is also fitted with a wardrobe and chest of drawers and overlooks the rear garden. Bedroom 3 could



also be used as a second reception room and is located at the front of the property. The family bathroom has a white suite with ceramic wall tiles and vinyl floor.

## OUTSIDE SPACE

To the front of the property there is brick paved drive leading to the garage and an open lawn. To the rear of the house is a paved terrace and a further paved seating area at the back of the garden which also has an open lawn and mature trees and shrubs to the boundary.

## LOCAL AUTHORITY and SERVICES

All Mains Services are connected.
EPC Rating D

## IMPORTANT NOTICE

* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.





## DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

## REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.







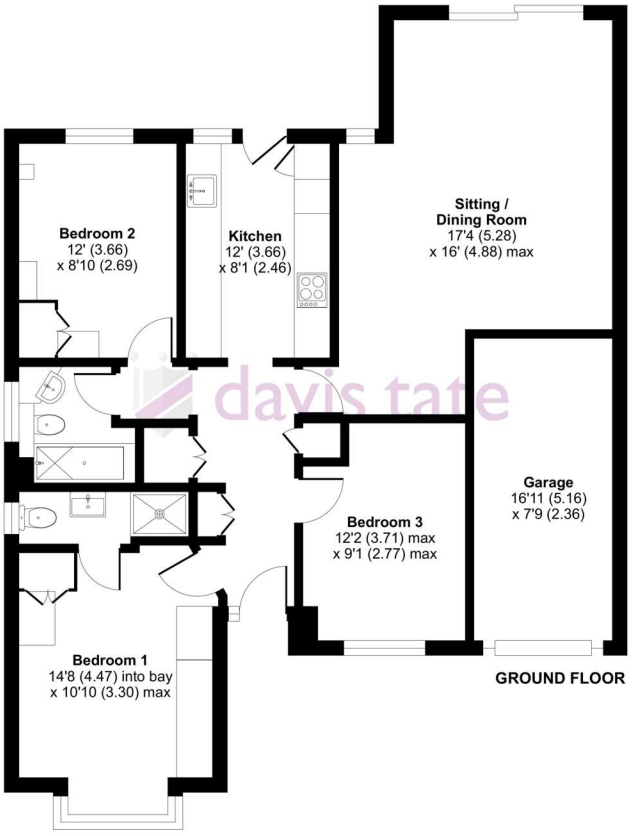








Approximate Area = 951 sq ft / 88.3 sq m (includes garage)
Garage = 131 sq ft / 12.2 sq m
Total = 1082 sq ft / 100.5 sq m
For identification only - Not to scale




Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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