davis tate

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54 LEA ROAD, SONNING COMMON, READING, OXFORDSHIRE, RG4 9LJ



- Ground floor maisonette
- Two double bedrooms
- Spacious living room
- Private courtyard garden
- Recently refurbished
- Central Sonning Common location

£1,300 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

A recently refurbished maisonette situated in the popular village of Sonning Common. The property offers comfortable and well-presented accommodation, with a practical layout including two double bedrooms and spacious living room. Available immediately, unfurnished. EPC Rating C.

LOCAL INFORMATION

Lea Road is a residential road within 300m of Sonning Common village centre, well located for the village primary and secondary schools.

Sonning Common is a thriving village located in the Oxfordshire countryside. It includes an extensive range of amenities including a chemist, vet, shops, post office, village hall, library and an award winning health centre.

Local state primary schools include Peppard, Sonning Common and Kidmore End, all of which are rated either good or outstanding by Ofsed. State secondary schools include Chiltern Edge and Gillotts. Fee paying schools include Rupert House and St Marys Prep, Shiplake College, Cranford House, The Oratory, Reading Blue Coat, Moulsford (boys), Wycombe Abbey and Queen Anne's School, Caversham (girls).

The historic riverside town of Henley-on-Thames (4 miles) has superb facilities including a supermarket, a fine variety of shops and is home to the world famous Henley Royal Regatta.



ACCOMMODATION

The property offers a welcoming entrance leading into the main living accommodation, with a comfortable reception room and a well-equipped kitchen offering all white goods. There are two well-proportioned bedrooms one with a built in wardrobe, along with a recently refurbished family bathroom, making the property a practical home.

OUTSIDE SPACE

The property benefits from a private rear courtyard garden, parking is on street with no permit required.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council, tax band B. All mains services connected.

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.





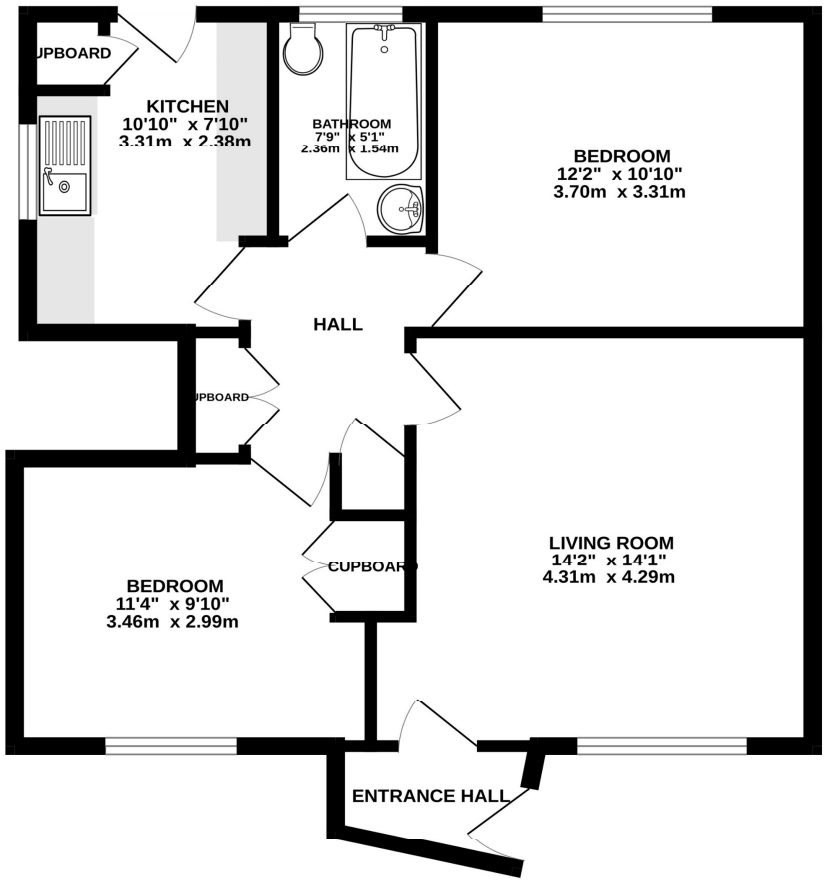
DISCLAIMER

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.

GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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