



- * Three Bedroom Semi Detached
- * Off Road Parking
- * Double Glazed
- * Gas Central Heated
- * Well Presented Throughout
- * Recently Refurbished





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	85
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	56	86
England, Scotland & Wales EU Directive 2002/91/EC		

Three Bedroom Semi-Detached property available to the market, situated in a highly sought residential location.

Close to local amenities on Sonning Avenue, excellent public transport links and school networks. This property offers a high standard of living throughout.

Well presented, this family home benefits from front & rear gardens, with the rear garden over 90ft.

Comprising of;

Entrance Hall 9.7 x 6.7
 Lounge/Dining Area 22 x 10.1
 Kitchen 9.8 x 13.1

1st Floor
 Bedroom One 11.2 x 10.9
 Bedroom Two 10.3 x 10
 Bedroom Three 9.7 x 7.2
 Bathroom 9.6 x 9.8

External
 Multiple vehicle driveway to front aspect
 Rear aspect, elevated decked area leading to rear garden spanning over 90ft.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.