



**HEATHERFIELD PLACE, READING, RG4 9EQ**  
**£2,750 PER MONTH UNFURNISHED**

# 4 BEDROOM DETACHED FAMILY HOME SITUATED IN THE HEART OF SONNING COMMON VILLAGE.

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



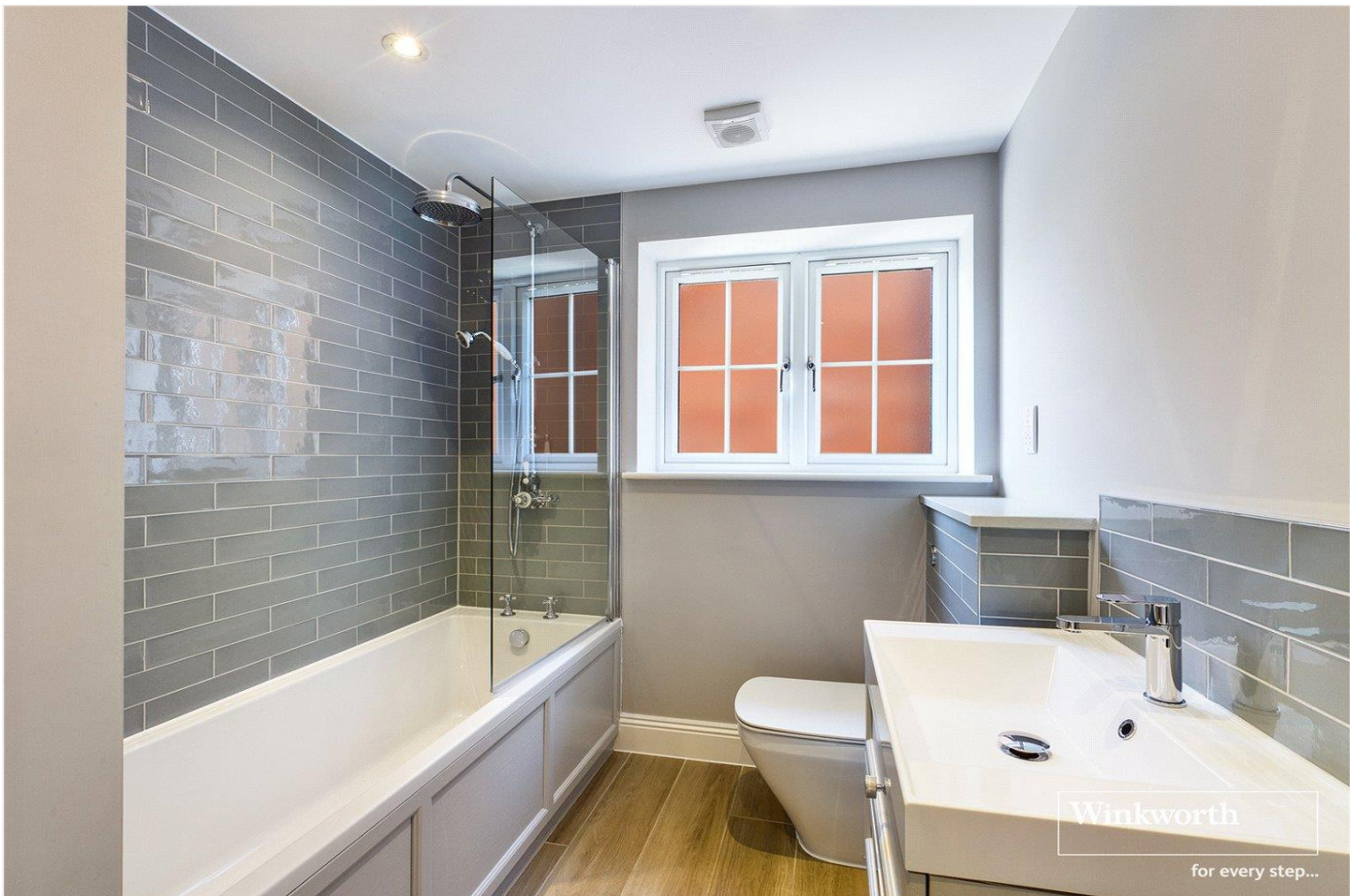
## DESCRIPTION:

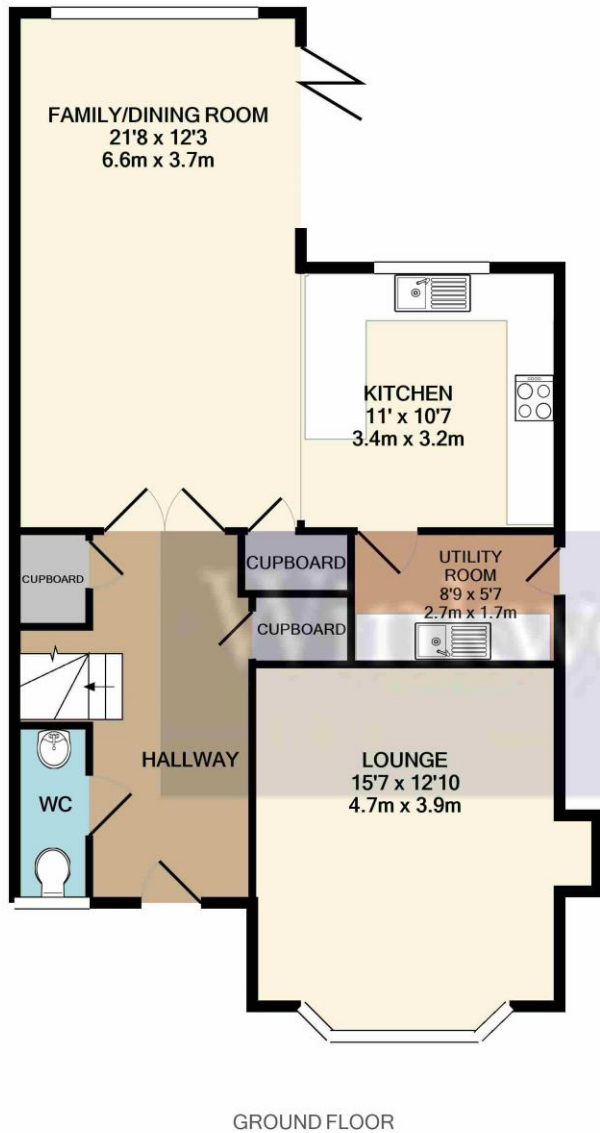
Heatherfield Place is a select development of just 9 homes on a private road in a superb location situated in the heart of Sonning Common village centre. This detached 4 bedroom property has been built to a high specification with fully integrated Bosch appliances and marble quartz worktops and matching upstands, the accommodation comprises of open plan 21ft kitchen /family/dining room, separate utility, lounge with wood burning stove and down stairs WC, the property benefits from underfloor heating throughout the ground floor, upstairs the accommodation has 4 bedrooms with the master having a en suite shower room, a family bathroom both with underfloor heating, on the top floor there is a bonus loft room which is accessed by a permanent fully built staircase which provides an excellent and large storage room. Outside is a fully enclosed rear garden with spacious patio area which is accessed via bi fold doors from the family room Available 13th August 2024. Unfurnished.

## AT A GLANCE

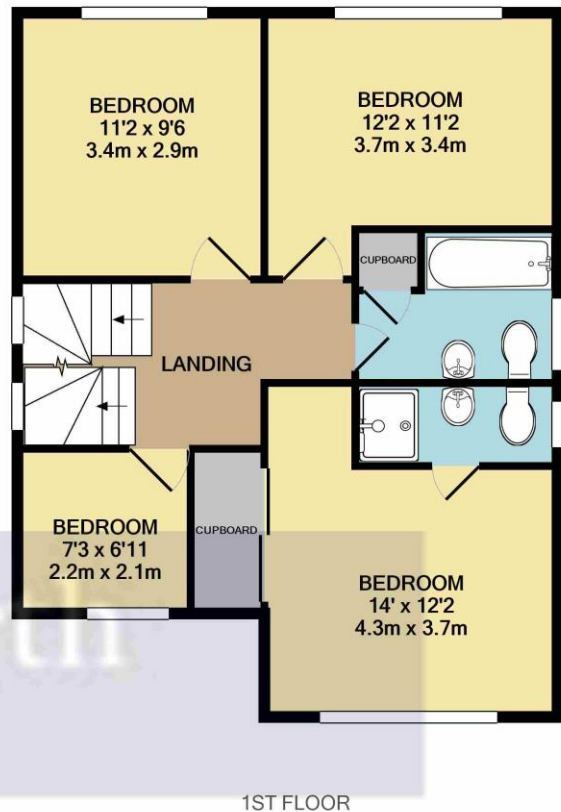
- Four bedroom detached house
- Located in a private road
- High specification
- Situation in the heart of Sonning Common Village
- Underfloor heating
- Large storage loft room
- Available 13th August
- Unfurnished.



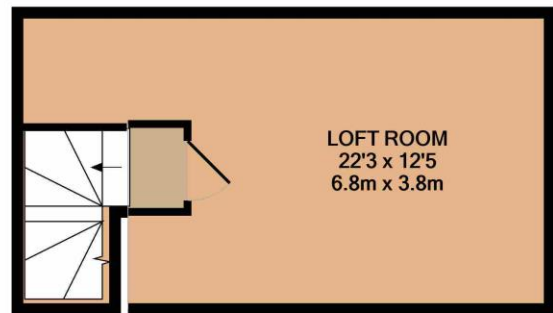




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1754 SQ.FT. (162.9 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  
Made with Metropix ©2019

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	93
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Deposit: £3,173.08

Holding Deposit: £634.61

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Reading | 0118 4022 300 | reading@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.