



43, Westleigh Drive, Sonning Common, Reading  
S Oxon, RG4 9LA

£500,000

Beville  
ESTATE AGENCY

- Bungalow
- Ample off road parking
- Close to countryside
- Three bedrooms
- Garage
- Easy access to Reading and Henley
- Private and secluded rear garden
- Walking distance of amenities
- Sitting room with open fire

Well presented three bedroom bungalow set on the edge of the village yet close to amenities, offering a private, sunny aspect rear garden and garage: EPC D

Accommodation includes entrance hall, fitted kitchen with door onto garden, dual aspect sitting room with open fire and double doors opening onto rear garden, bathroom, bedroom 1, dual aspect bedroom 2 and a further bedroom 3/study.

Noteworthy features include gas fired central heating, uPVC double glazing, private and secluded rear garden, garage, ample parking.

To The Front Of The Property gravel driveway leads to garage, providing off road parking, garden laid to lawn, shrub bed, gated side access to:

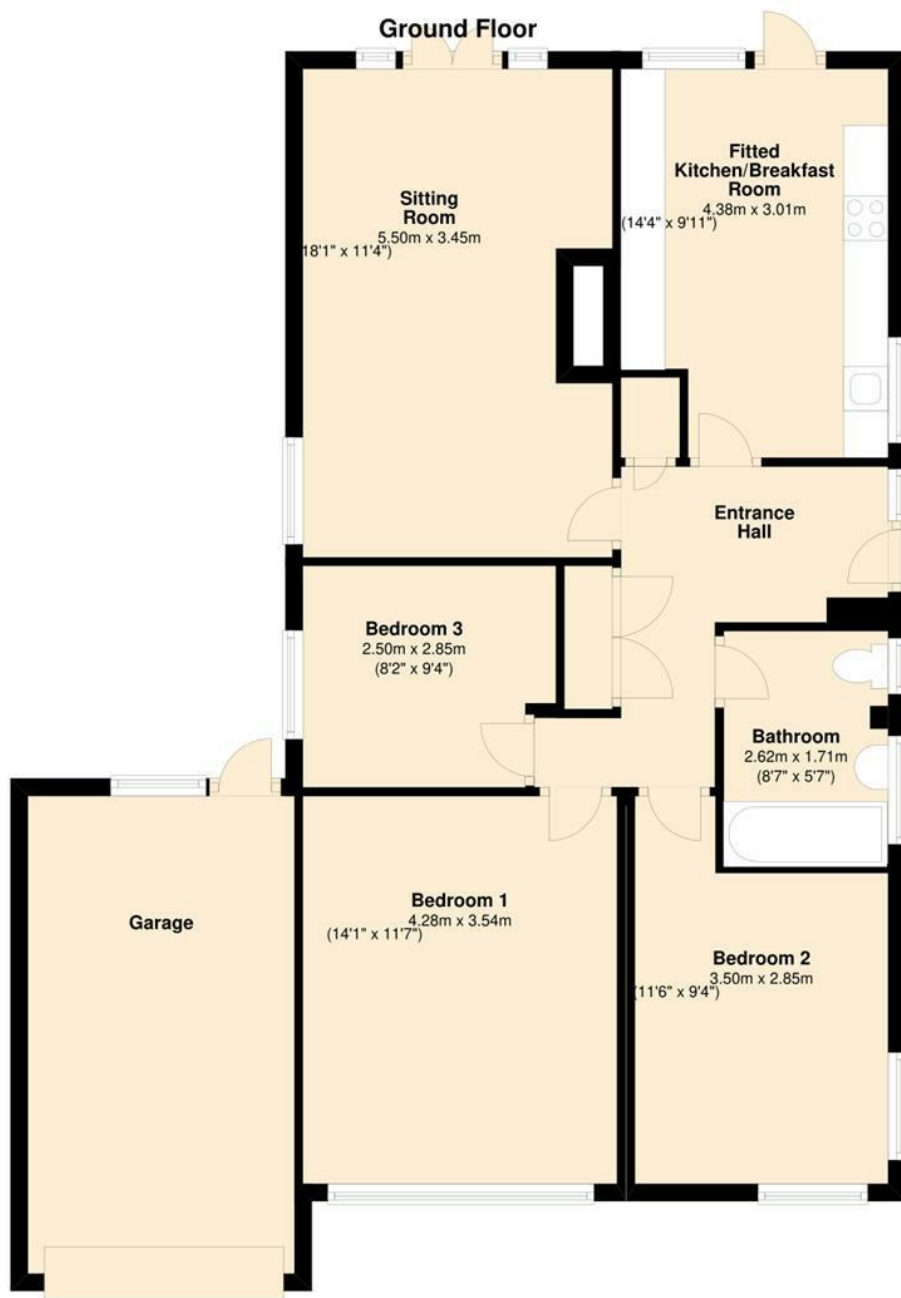
To The Rear Of The Property is a secluded garden. Paved patio, outside tap, laid mainly to lawn, enclosed with timber and close board fencing, side storage area.

Westleigh Drive is situated on the fringes of the village, close to open fields and yet is within easy walking of the village centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village offers schooling at both Primary and Secondary levels. There is easy access to both Reading and Henley-on-Thames town centres, London Paddington is less than 30 minutes from Reading Railway Station and there are good links to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.

Council Tax Band E

Total Floor Area: Approx. 753sq.ft (70m<sup>2</sup>)

Services : Mains gas, electricity, water & drainage.

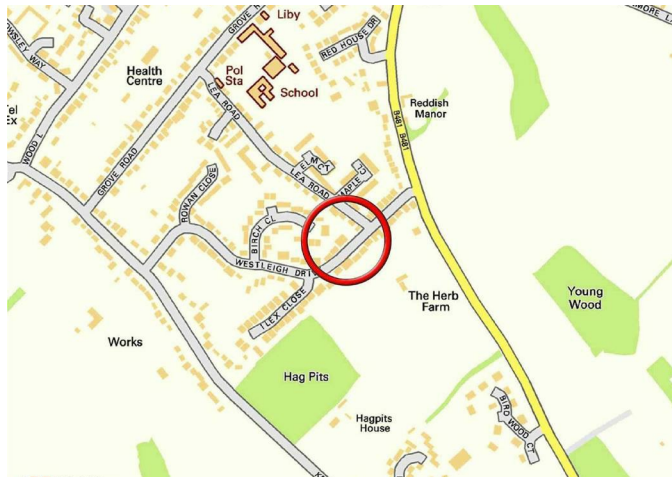


28 Peppard Road, Sonning Common, South Oxfordshire, RG4 9SU

0118 9242526

[www.beville.co.uk](http://www.beville.co.uk)

[info@beville.co.uk](mailto:info@beville.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Directions

From our offices in Peppard Road, turn right and continue for 300 hundred yards, turning right into Westleigh Drive, before the Herb Farm. The property will be found on the on the right hand side.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.