



36, Churchill Crescent, Sonning Common,
South Oxon, RG4 9RX

£535,000

Beville
ESTATE AGENCY

- 19ft Kitchen/Diner
- Conservatory
- Ample built cupboards
- Sunny aspect, private rear garden
- Sitting room
- Study
- Cloakroom
- Ground floor bedroom 4
- Three first floor bedrooms
- Off road parking

Extended linked detached family home, offering spacious, flexible accommodation and sunny aspect rear garden with views of the village. EPC: tbc

Flexible accommodation includes; hall, cloakroom, study/playroom, sitting room with open fire, 19ft x 14ft kitchen/ diner, conservatory, ground floor bedroom 4, three first floor bedrooms & bathroom.

Noteworthy features include; gas fired central heating, uPVC double glazing, ample built in cupboards, off road parking and sunny aspect rear garden.

To The Front Of The Property driveway provides off road parking, mature hedging & shrubs, outside light.

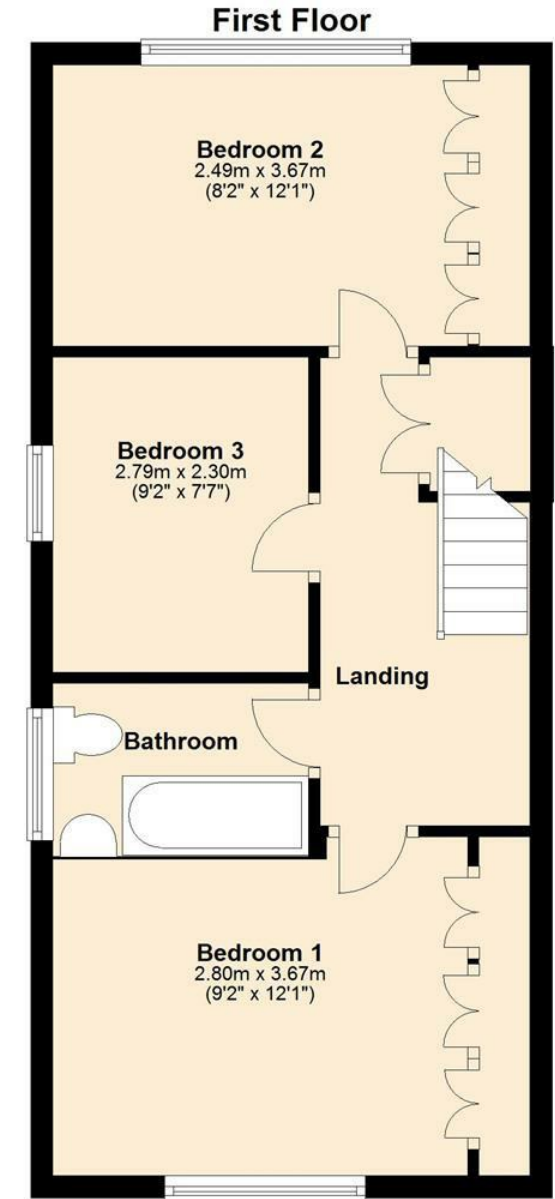
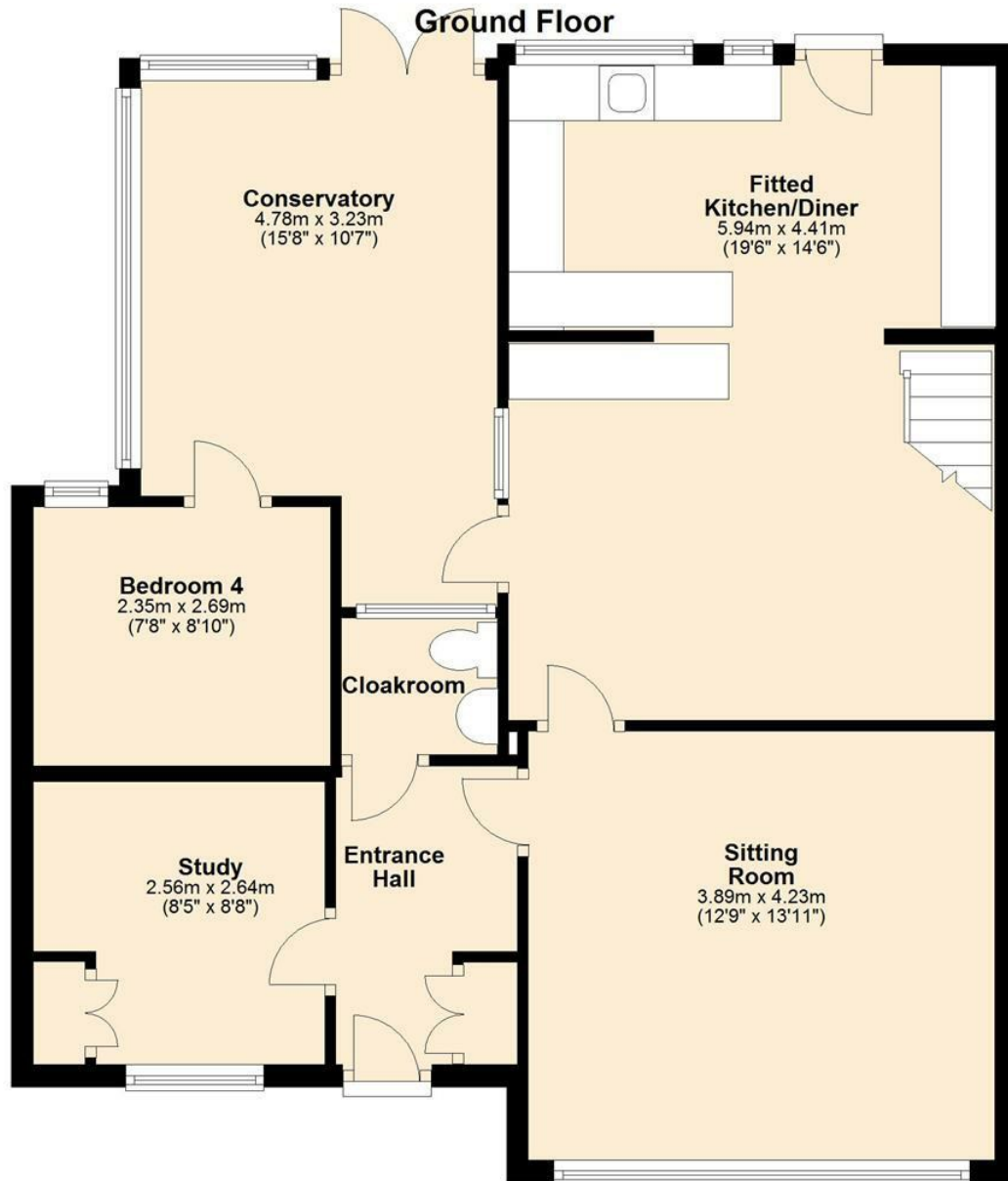
To The Rear Of The Property is a private and sunny aspect garden, enjoying views of the village. Extensive decking area, gravelled area, enclosed with mature hedging, steps lead down to astroturf, enclosed with mature privet hedge, timber shed.

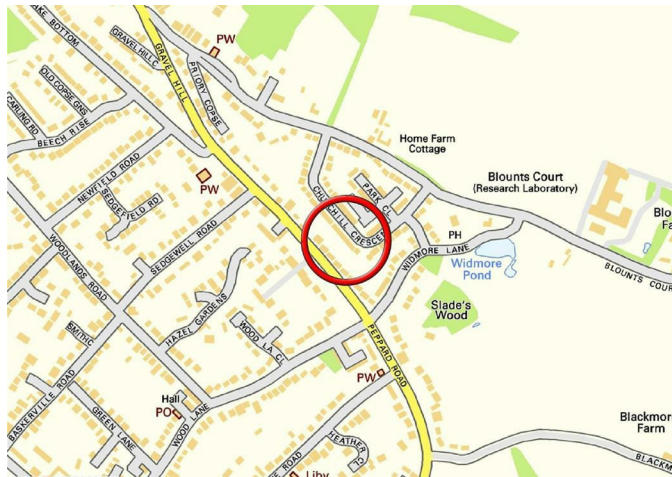
Total Floor Area: 117m² 1259sq ft

Services: Mains gas, electricity, water & drainage.

Council Tax: Band E (£2925.10)

Churchill Crescent is situated on the fringes of the village, close to countryside, yet 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 good 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

From our offices in Peppard Road turn right and take the left turning at the crossroads into Widmore Lane, take the first turning left into Pond End Road, at the T junction turn left into Churchill Crescent whereupon the property will be found on the left 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.

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