



19, Churchill Crescent, Sonning Common,
S Oxon, RG4 9RU

£295,000

Beville
ESTATE AGENCY

- 3 bedrooms
- Requiring complete updating
- Private rear garden
- Detached garage half converted into home office
- Close to countryside
- Edge of village location
- Walking distance to village centre

Three bedroom mid terraced house set in a popular location, requiring complete updating with a garage/ office to the rear. EPC: D

Accommodation includes: Entrance porch, 13ft sitting room opening into dining room, fitted kitchen. The staircase leads to first floor landing, three bedrooms & bathroom.

Noteworthy features include; uPVC double glazing throughout, part converted garage into office and easily maintained landscaped rear garden.

To The Front Of The Property steps lead to front entrance, landscaped garden.

To The Rear Of The Property is a well maintained garden, paved patio area, outside tap, fully enclosed with panel fencing, gated access to the rear, vehicular access to detached garage/ office.

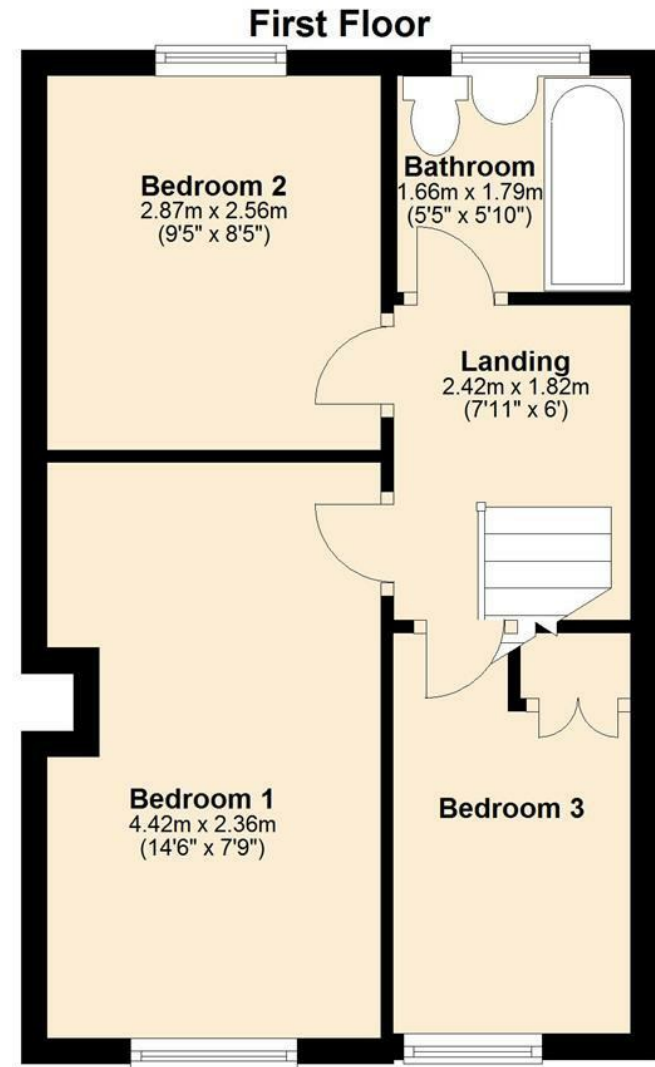
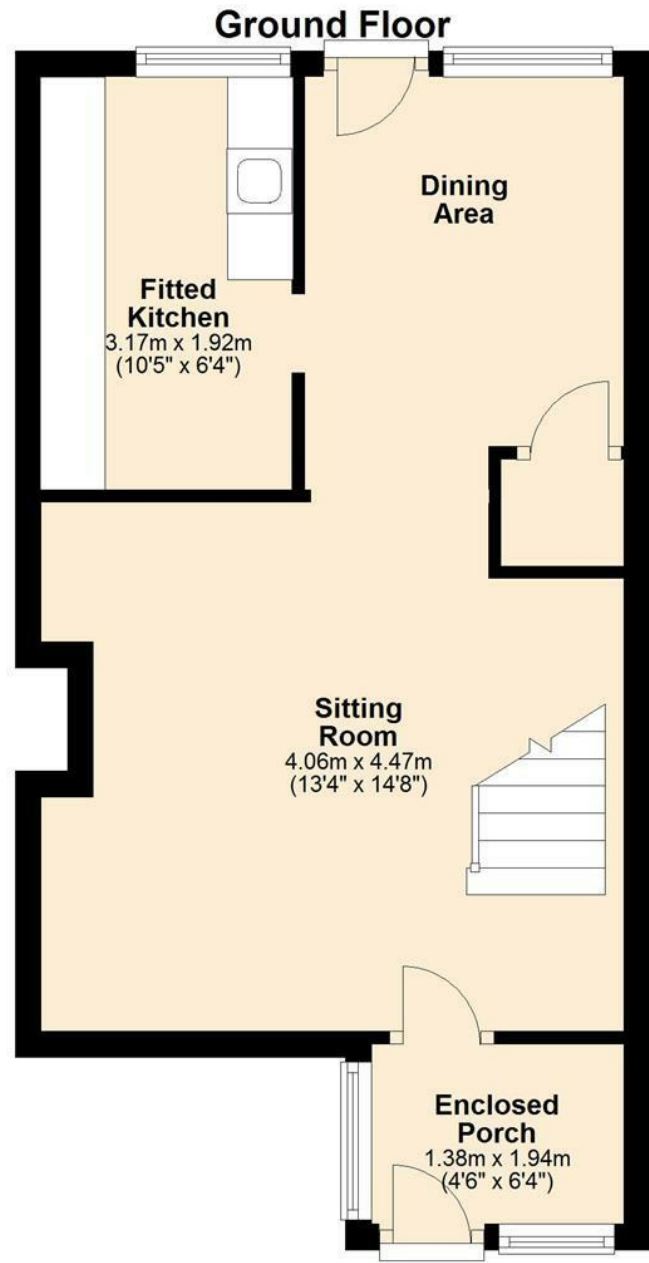
Detached garage/home office - Half garage (2.73m x 2.39m) with up and over door, light and power. Office (2.37m x 2.09m) with uPVC double glazed window and door, laminate flooring, light, power.

Total Floor Area Approx: 65m² - 702sqft (measurements not including garage)

Council Tax Band D (£2357)

Services Mains gas, electricity, water & drainage.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 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.