



47, Churchill Crescent, Sonning Common,
South Oxfordshire, RG4 9RU

£350,000

Beville
ESTATE AGENCY

- Three bedrooms
- Close to countryside
- Recently refurbished bathroom
- Edge of village location
- Private rear garden
- No onward chain
- Walking distance to village centre
- 14ft Sitting Room
- Off road parking

Well presented, extended three bedroom home situated in a popular location on the edge of the village with private, sunny aspect rear garden and off road parking space to the rear. EPC C

Accommodation includes; enclosed porch, 14ft sitting room with fireplace, 14ft dining room which opens into the kitchen with door onto private and secluded garden. The first floor comprises three bedrooms and recently refurbished shower room.

Noteworthy features include; uPVC double glazing and fascias, gas fired central heating with condensing boiler, built in cupboards, boarded loft with light & power, vehicular access to the rear of the property with off road parking space and pedestrian gate.

To the front of the property are steps leading to front door with lawn either side.

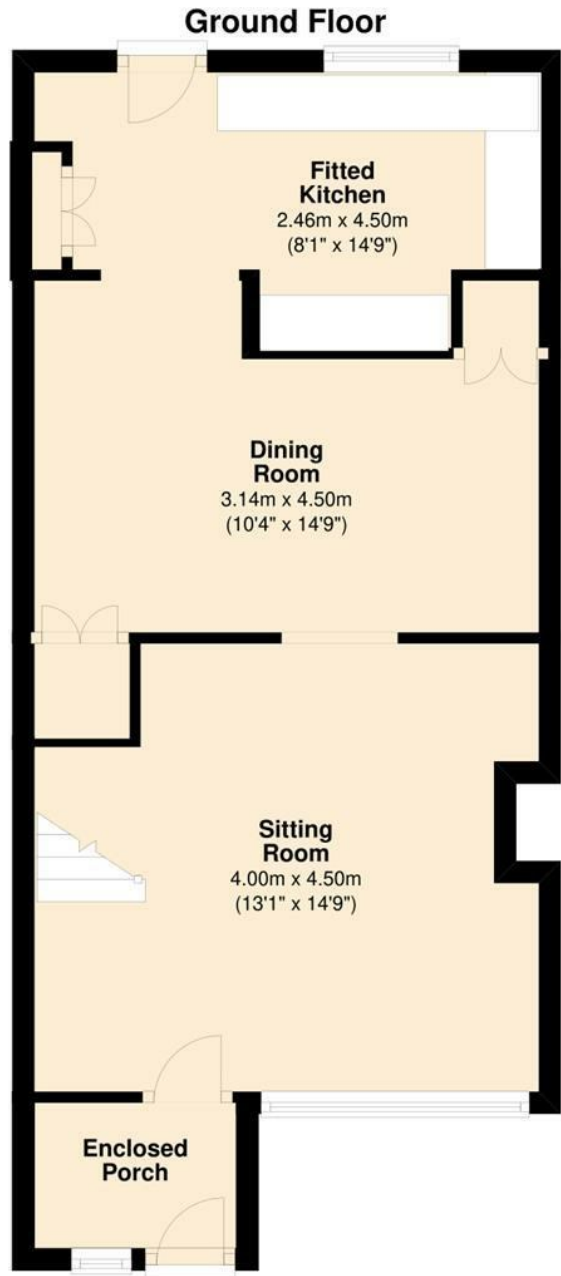
To The Rear Of The Property is a private and secluded, sunny aspect garden. Laid mainly to lawn, flower & shrub beds, paved path, fully enclosed with timber fencing, timber shed, pedestrian timber gate leads to off road parking space at the rear.

Council Tax band: D (£2264)

Total Floor Area: 75m² (806sqft)

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	72	
(55-68) D		
(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

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.