



32, Westleigh Drive, Sonning Common,  
S Oxon, RG4 9LB

£495,000

Beville  
ESTATE AGENCY



- 14ft fitted kitchen/ breakfast room
- 18ft sitting room
- Ample off road parking
- Carport & detached garage
- 100ft sunny aspect rear garden
- further potential subject to usual consents
- Sold with no onward chain.

Three bedroom detached bungalow with 100ft secluded, sunny aspect rear garden & ample off road parking, requiring updating. EPC: E

Accommodation includes; enclosed porch, entrance hall, 14ft fitted kitchen/ breakfast room, 18ft sitting room with sliding door to rear, separate WC, bathroom & three bedrooms.

Noteworthy features include; double glazing, gas fired central heating, ample built in cupboards, ample off road parking, car port, detached garage & established garden. There is further potential subject to usual consents. The property is sold with no onward chain.

To the front of the property long drive leads to detached garage via carport, providing ample off road parking, garden laid to lawn, gated side access to:

To the rear of the property is a delightful, sunny aspect, secluded garden. Patio area, garden laid to lawn, flower and shrub beds, timber shed, fully enclosed with mature hedging.

Council Tax Band: E (£3097.78)

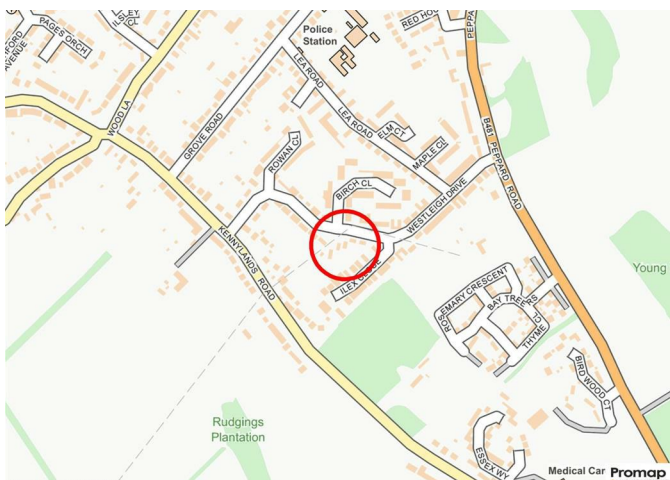
Services: Mains electricity, gas, water & drainage.



Total Floor Area: 78m<sup>2</sup> (837sqft)

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 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(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 continue for 300 hundred yards, turning right into Westleigh Drive, before the Herb Farm. Continue for 200 yards, 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.