



3, Bramley Crescent, Sonning Common,  
S Oxon, RG4 9LU

£725,000

Beville  
ESTATE AGENCY



- Detached three bedroom home
- Large garage
- Presented in excellent order
- Walking distance to village amenities
- Driveway offering ample parking
- Spacious accommodation
- Large private rear garden
- Short walk to woodland

An extended three bedroom detached family house offering a large, private garden and situated within a sought after and peaceful cul-de-sac within walking distance to village centre. EPC: D

Accommodation includes: A large living room with gas fire, an open plan dining room leading to the sitting room and the kitchen, utility/ground floor cloakroom. The first floor landing leads to the recently fitted bathroom and all three bedrooms with bedrooms one and two benefiting from built in wardrobes.

Noteworthy features include: PVCu double glazing, garage, recently fitted bathroom, timber summer house, gas fired central heating.

#### OUTSIDE

The front of the property offers ample parking leading to large garage.

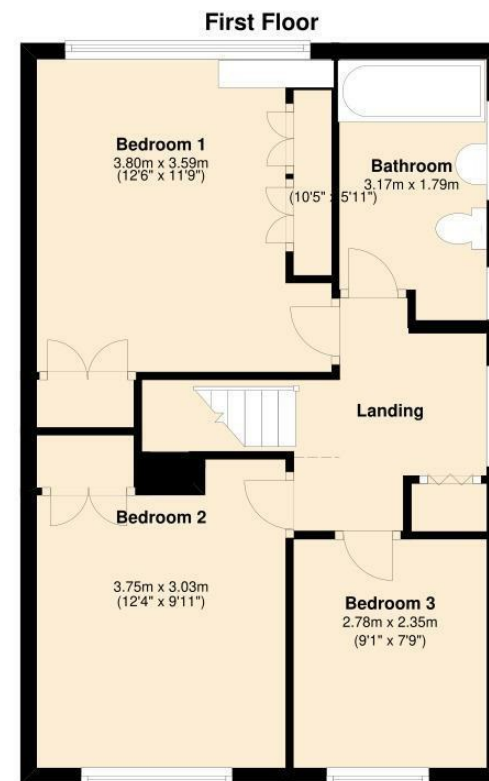
The rear garden approximately 100ft in length with a full width terrace, laid mainly to lawn, mature shrubs, beds and mature trees. There is also a shed, and a summer house.

Total Floor Area: Approx 1565sqft (145.5m<sup>2</sup>)

Services: Mains electricity, gas, water & drainage.

Council Tax band: E

Bramley Crescent is sought after cul de sac, 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		75
(55-68) D	63	
(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 left and take the first turning left into Sedgewell Road, upon reaching the T-junction turn right into Woodlands Road and take the first turning on the left into Orchard Avenue, take the second left turn into Bramley Crescent.

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.