



4, Westleigh Drive, Sonning Common,
South Oxfordshire, RG4 9LB

£600,000

Beville
ESTATE AGENCY

- 18ft x 19ft fitted kitchen/ breakfast room with bi-fold doors to the rear,
- Shower room
- PVCu double glazing
- Easy walking to village centre
- 17ft sitting room
- Cloakroom
- PV Solar panels
- Three bedrooms
- Garage & ample off road parking
- Good energy rating

Extended three bedroom bungalow, presented in good order, including 19ft x 18ft kitchen/ breakfast room, set in a secluded plot in sought after location. EPC: B

Accommodation includes; entrance hall with built in cupboards, 18ft x 19ft fitted kitchen/ breakfast room with bi-fold doors to the rear, 17ft sitting room, three bedrooms, shower room & cloakroom.

Noteworthy features include; PVCu double glazing & fascias, gas fired central heating with condensing boiler, fitted alarm, solar panels, ample built in cupboards, ample off road parking, garage & private & established garden. The property is sold with no onward chain.

To the front of the property brick paved drive, leads to garage, together with gravelled area, provides ample off road parking, garden laid to lawn, low brick retaining wall, timber fencing, well stocked flower & shrub beds, gated side access leads via side area with 4m x 2.5m timber shed with light and power, green house, fig tree, to:

To the rear of the property is a private & secluded garden, paved patio area, garden laid mainly to lawn, fully enclosed with timber fencing & mature hedging, well stocked flower & shrub beds, outside tap, outside light, timber shed.

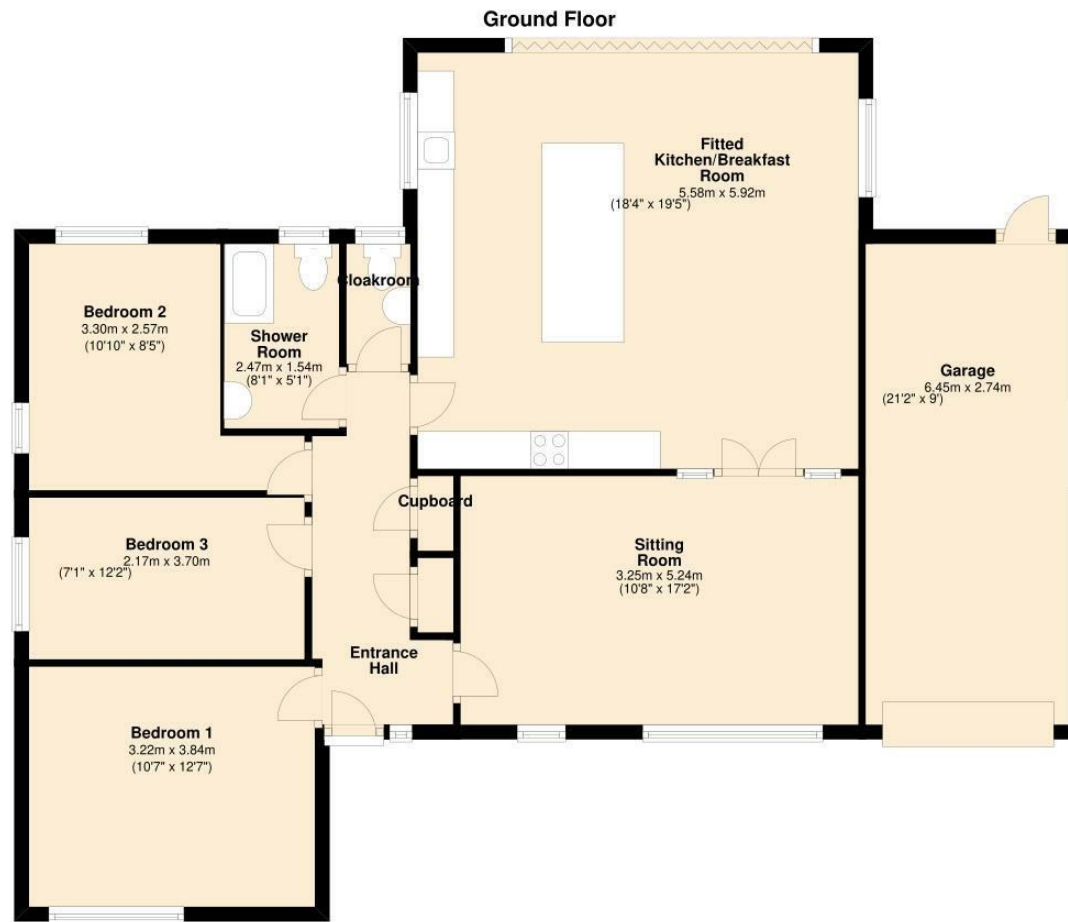
Council Tax Band: E

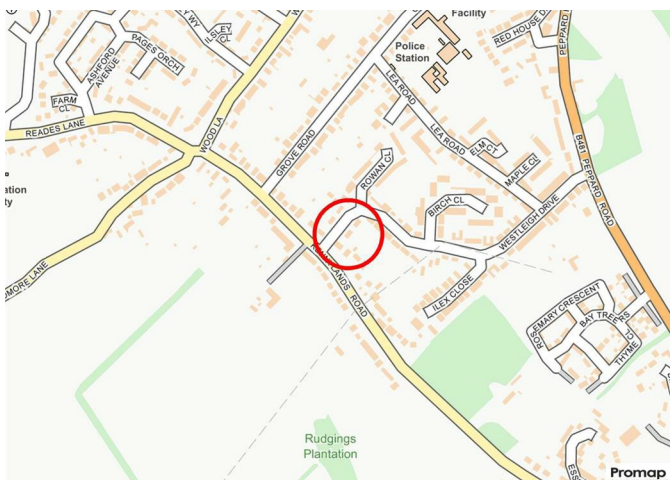
Services: Mains electricity, gas, water & drainage.


Total Floor Area: 111m² (1196sqft)

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		93
(81-91) B	84	
(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 300 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.