



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

£450,000

Beville
ESTATE AGENCY

- 25ft lounge/ diner
- Gas fired central heating
- For sale with no onward chain
- Three bedrooms
- PVCu double glazing
- Garage & off road parking
- Potential for enlargement subject to usual consents

Three bedroom semi detached family home, offering a generous garden and situated within a sought after, peaceful cul-de-sac within walking distance to village centre, potential to extend subject to usual consents. EPC: tbc

Accommodation includes: Entrance porch, hall, fitted kitchen, 25ft lounge/ diner with sliding door to conservatory. From the hall, staircase with cupboard under, leads to first floor landing, three bedrooms and bathroom.

Noteworthy features include: PVCu double glazing, PVCu facias, gas fired central heating, off road parking, detached garage. The property is sold with no onward chain.

OUTSIDE

To the front of the property concrete driveway leads to garage, offering off road parking, small lawn area, gated side access to:

To the rear of the property is a patio area with wall, garden laid mainly to lawn, flower & shrub beds & borders, timber shed, greenhouse, enclosed with timber fencing & brick wall.

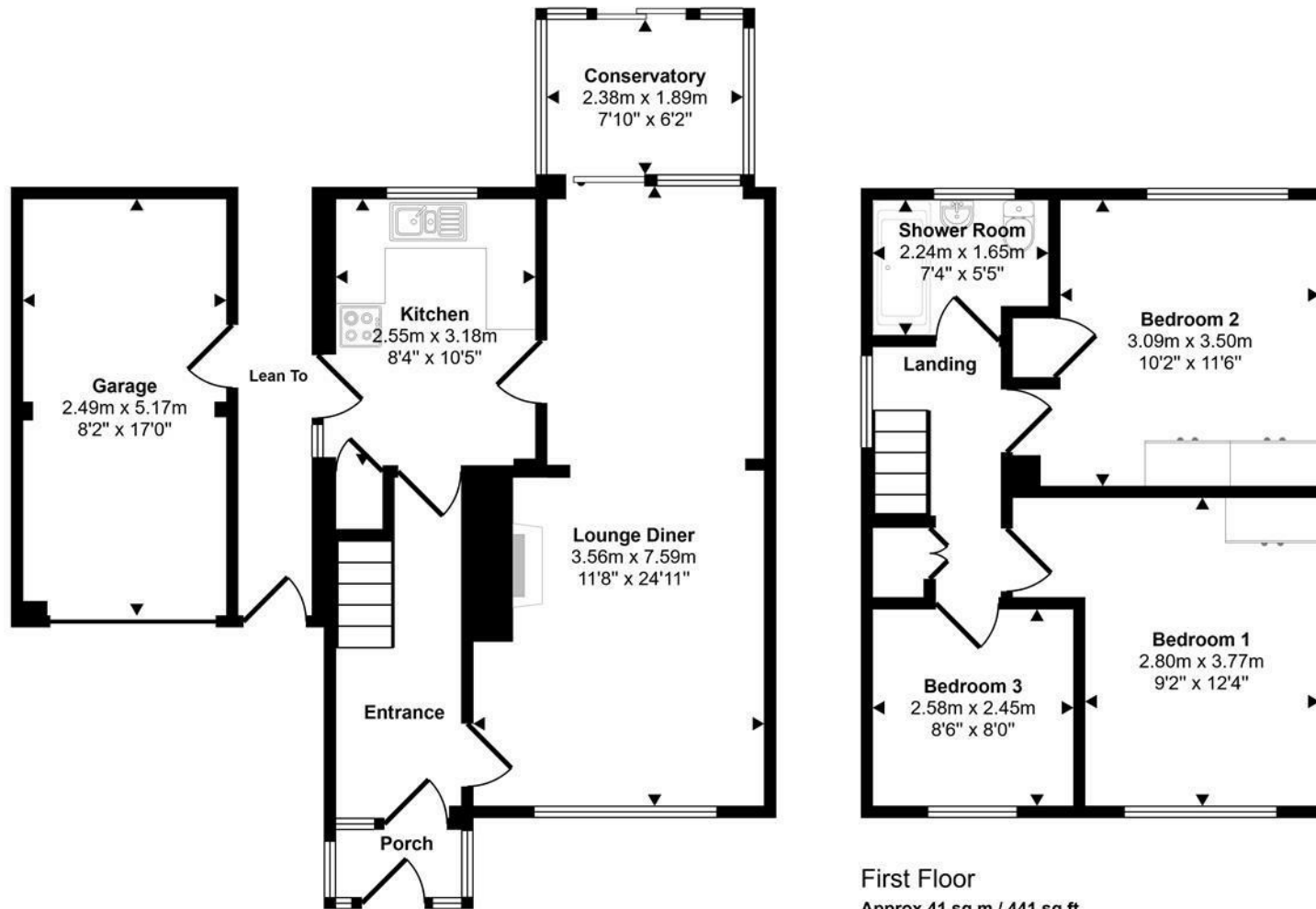
Total Floor Area: Approx 87m² (936sqft)

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.

Approx Gross Internal Area
100 sq m / 1080 sq ft



Ground Floor
Approx 59 sq m / 639 sq ft

First Floor
Approx 41 sq m / 441 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 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.