

41, Churchill Crescent, Sonning Common, Sonning Common  
S Oxon, RG4 9RU

£339,950

Beville  
ESTATE AGENCY

- Edge of village location
- Good sized private garden
- Sought after location
- Easy reach of local amenities
- Potential for further enlargement STPP
- 14ft Kitchen/ Breakfast room
- Three bedrooms

Three bedroom mid town house set in a popular location, close to countryside, with a secluded 45ft garden to rear. EPC: C

Accommodation includes; enclosed porch, 14ft kitchen/ dining room, 14ft living room, three bedrooms and bathroom.

Noteworthy features include; uPVC double glazing and fascias, gas fired central heating with condensing combi boiler.

To The Front Of The Property is concrete steps leading to front door with lawn either side.

To The Rear Of The Property is a secluded good sized garden. Paved patio, outside tap, outside light, lawned area, further concrete hardstanding area and pedestrian gate to the rear.

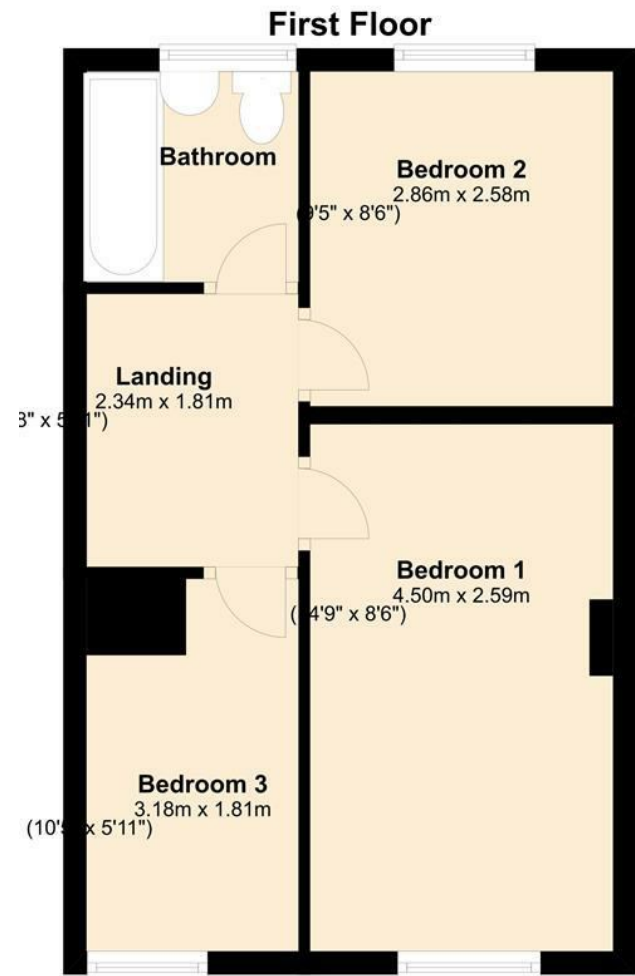
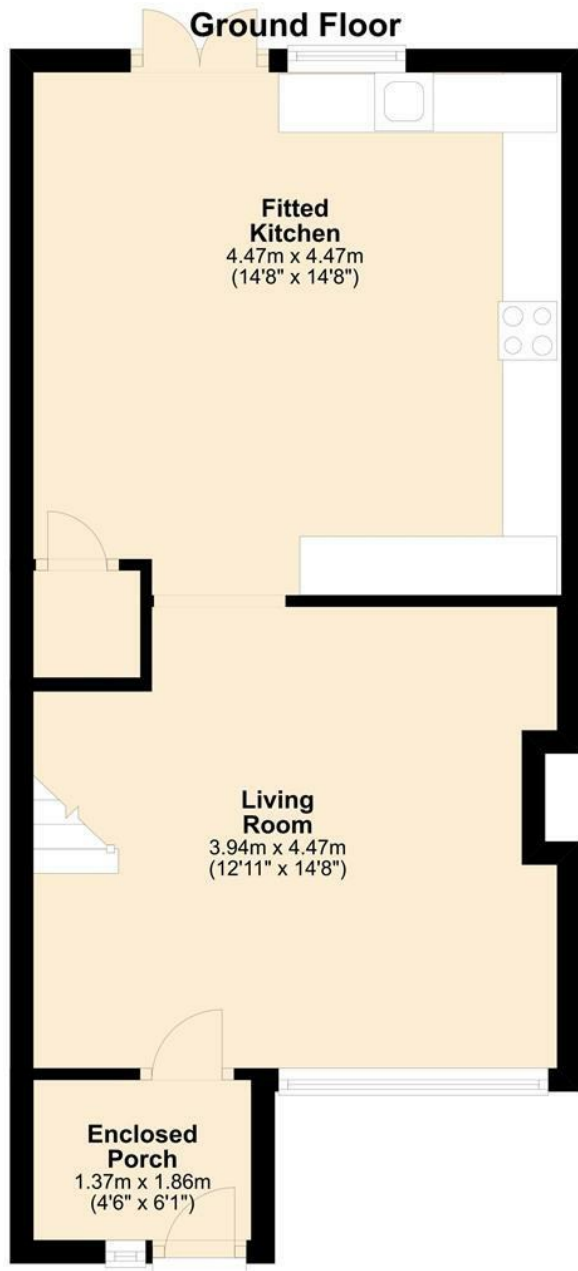
Council Tax band: D

Total Floor Area: 73m<sup>2</sup> (786sqft)


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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Directions

From our offices in Peppard Road turn right and take the left turning at the crossroads into Widmore Lane, take the first turning left into Pond End Road, at the T junction turn left into Churchill Crescent, the property will be found on the right 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.**

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