



5, Brinds Close, Sonning Common,  
South Oxfordshire, RG4 9SR

£300,000

Beville  
ESTATE AGENCY



- Three bedroom end terrace
- Garage in nearby block
- First time on the market since new
- Walking distance to village amenities
- Further potential to extend to the side or rear
- Small quiet cul-de-sac
- Sold with no onward chain

First time on the market since new, a three bedroom end of terrace home situated in a small cul-de-sac with generous gardens and further potential subject to usual consents: EPC: E

Accommodation includes: Entrance hall, fitted kitchen, lounge/diner with large window overlooking garden and door leading onto garden. The stairs lead to the first floor landing which comprises three bedrooms and a bathroom.

Noteworthy features include: First time on the market since new in 1966, uPVC double glazing, garage in nearby block, further potential subject to usual consents, electric heating.

To the front of the property is a concrete pathway leading to front door, lawned area and gravel area. Unusually wide side access leads to:

The rear of the property where you will find a delightful rear garden, paved patio, fully enclosed with timber fencing and a wealth of mature shrubs and hedging.

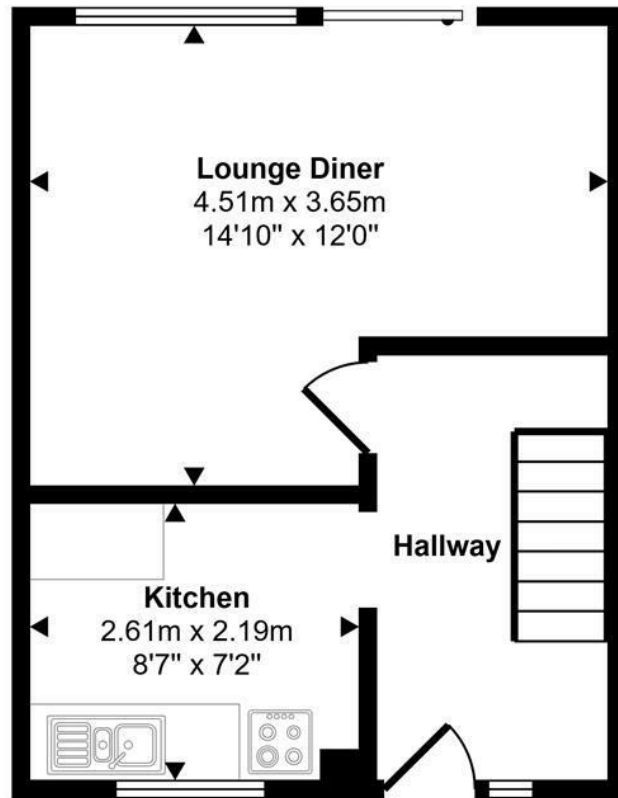
Total Floor Area: 594sqft (55m<sup>2</sup>)

Council Tax: C

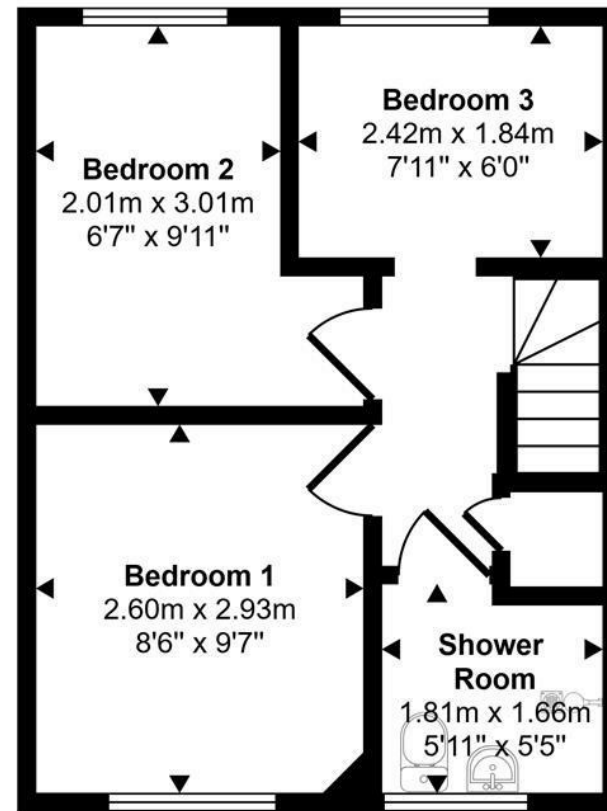
Services: Mains electricity, mains water & drainage.

Brinds Close is situated on the fringes of the village, 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.

Approx Gross Internal Area  
55 sq m / 594 sq ft

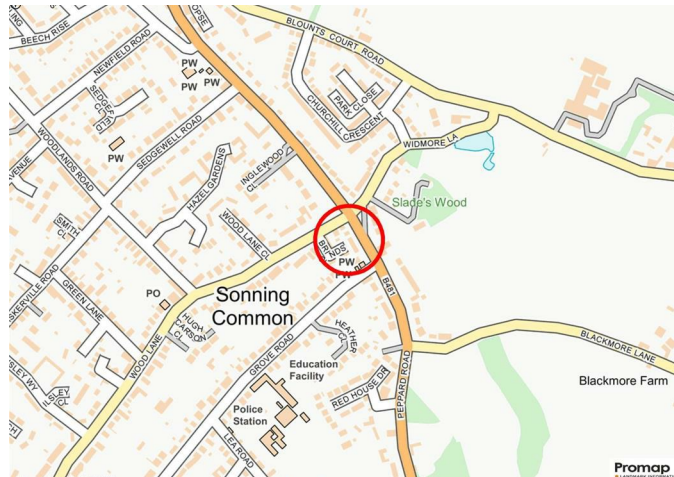


Ground Floor  
Approx 27 sq m / 295 sq ft



First Floor  
Approx 28 sq m / 300 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		76
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Directions

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.