



Tofino, Reades Lane, Gallowstree Common,
S Oxon, RG4 9DP

£575,000

Beville
ESTATE AGENCY

- 14ft fitted kitchen/ breakfast room
- Dining room
- 16ft Sitting room
- Three bedrooms
- Bathroom & separate shower room
- Generous driveway
- Detached Garage with eaves storage
- Easily maintained, sunny aspect rear garden
- Gas fired central heating

Three bedroom detached bungalow presented in good order with detached double garage & private, south facing rear garden, situated on the edge of this sought after village. EPC: D

Accommodation includes; entrance hall, 14ft fitted kitchen/ breakfast room, dining room, 16ft sitting room with gas coal effect fire and double doors to garden, three bedrooms, bathroom and separate shower room.

Noteworthy features include; PVCu double glazing, gas fired central heating, built in cupboards, ample off road parking, detached double garage (eaves storage, light & power) and private, sunny aspect rear garden.

To The Front Of The Property is a generous gravel drive leading to detached garage, providing ample off road parking, lawned area, mature hedging, gated access on both sides to:

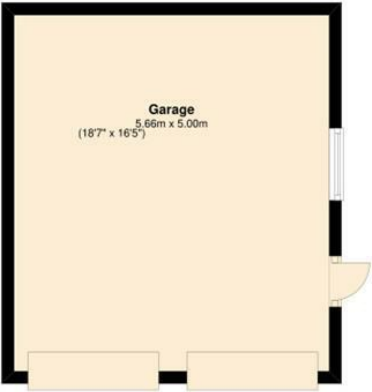
To The Rear Of The Property is a secluded, sunny aspect garden. Paved patio, garden laid to lawn, flower & shrub beds, enclosed with timber fencing & mature hedging.

Total Floor Area: 979sqft (91m²)

Services: Mains gas, electricity & water & private drainage.

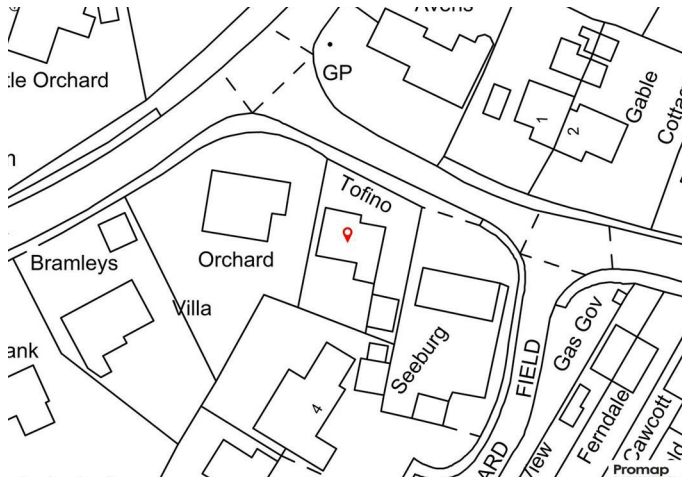
Council Tax: Band F (£3510.58)

Gallowstree Common is a small rural hamlet about 6 miles equidistant from Henley-on-Thames and Reading, with their excellent range of schooling, shopping and recreational facilities. London Paddington is less than 30 minutes from Reading Railway Station and there is easy access 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. Gallowstree Common is in the catchment area for Kidmore End Church of England Primary School. The village of Sonning Common is less than 1 ½ miles away and is well served with shops & amenities, including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. Schooling at both Primary and Secondary levels.



Ground Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		68
(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 office in Peppard Road proceed right and take the right hand turning at the crossroads into Wood Lane, continue and at the sharp bend turn right into Reads Lane, proceed to Gallowstree Common 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.