







56, Churchill Crescent, Sonning Common,
S Oxon, RG4 9RX

£475,000

Beville
ESTATE AGENCY

- Immaculately presented
- Highly sought after edge of village location
- Home office (garage partially converted)
- 22ft kitchen/breakfast room
- Extended three bedroom semi-detached house
- Walking distance to village centre
- Three excellent sized bedrooms
- Private, sunny aspect rear garden
- Close to countryside
- 22ft sitting room with log burner

An extended three double bedroom semi detached house offering bright and spacious and accommodation, situated in a popular edge of village location with private south facing garden. EPC: tbc

Accommodation includes: Entrance porch, 22ft sitting room with log burner, opening into dining area with bi-folding doors onto the garden. The dining area flows into the 22ft kitchen/breakfast room. There is a personal door leading to outside from the kitchen which gives access to the home office which has been partially converted from the garage. The first floor comprises of a landing with three fantastic sized bedrooms and a family bathroom with separate bath and shower.

Noteworthy features: Gas fired central heating, uPVC double glazing, off road parking, half converted garage providing an excellent home office.

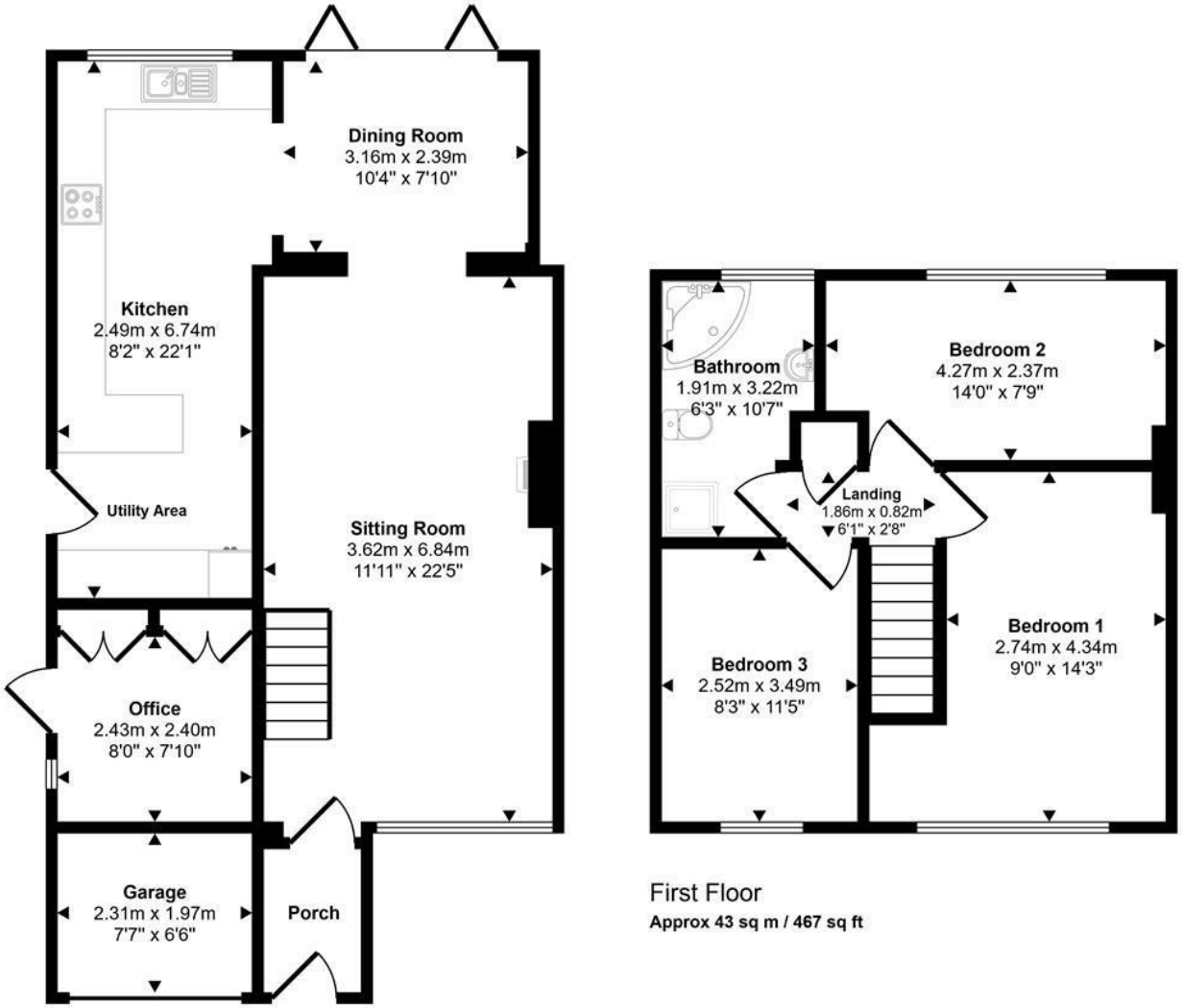
To the front of the property: Concrete driveway offering ample off road parking, lawned area with mature shrubs and hedging. There is gated side access which leads to:

To the rear of the property: Private, sunny aspect rear garden with stylish paved patio, garden laid to lawn fully enclosed with timber fencing, mature shrubs.

Total Floor Area Approx: 1177sqft (109sqm)
Council Tax Band E
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.

Approx Gross Internal Area
109 sq m / 1177 sq ft



Ground Floor
Approx 66 sq m / 710 sq ft

First Floor
Approx 43 sq m / 467 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.

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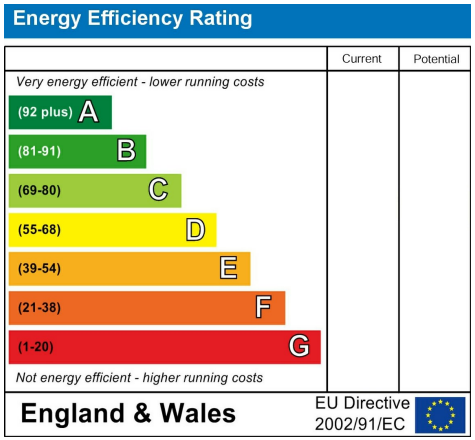












Directions

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.