







27, Westleigh Drive, Sonning Common,
S Oxon, RG4 9LA

£440,000

Beville
ESTATE AGENCY

- Detached bungalow
- Generous garden
- Close to countryside
- Sold with no onward chain
- Garage
- Ample off road parking
- Easy access to Reading and Henley
- Three bedrooms
- Situated on the edge of the village
- Flat walk to the village amenities

Detached three bedroom bungalow set on the edge of the village yet close to amenities, offering a private, sunny aspect rear garden and garage: EPC: D

Accommodation includes: entrance hall, fitted kitchen with door onto conservatory, dual aspect sitting room with double doors opening onto rear garden, bathroom, bedroom 1, dual aspect bedroom 2 and a further bedroom 3/study.

Noteworthy features include gas fired central heating, uPVC double glazing, private and secluded rear garden, garage with electric door, ample parking, sold with no onward chain, part boarded loft with ladder and light.

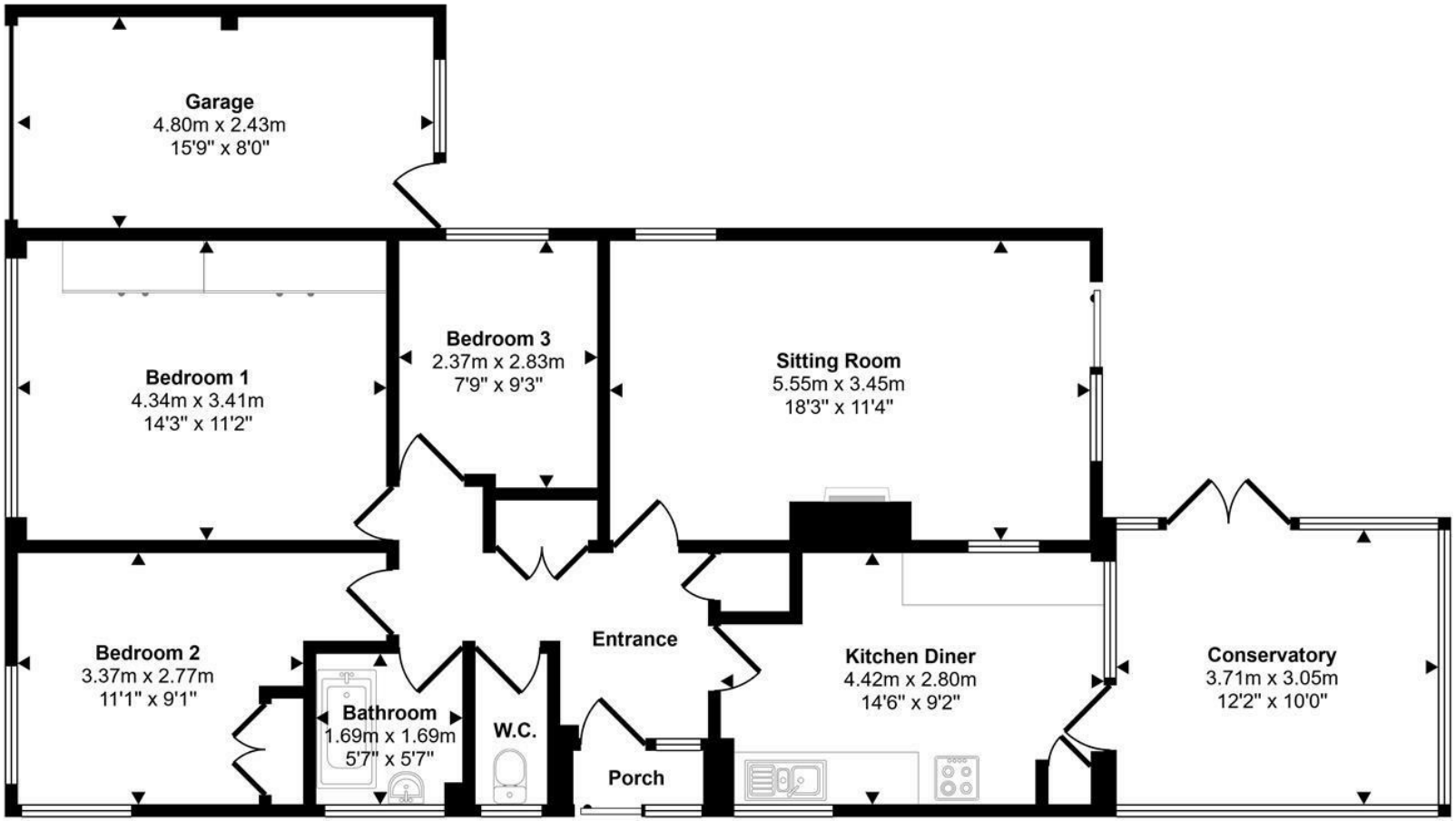
To the front of the property: Block paved driveway leads to garage with electric door, providing off road parking, garden laid to lawn, shrub bed, gated side access to:

To the rear of the property is a secluded garden. Paved patio, outside tap, laid mainly to lawn, enclosed with timber and close board fencing, side storage area, timber shed.

Council Tax Band E
Total Floor Area: Approx 1115sqft (104m2)
Services : Mains gas, electricity, water & drainage.

Westleigh Drive is situated on the fringes of the village, close to open fields and 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 (excellent bus service) 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
104 sq m / 1115 sq ft



Floorplan

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.

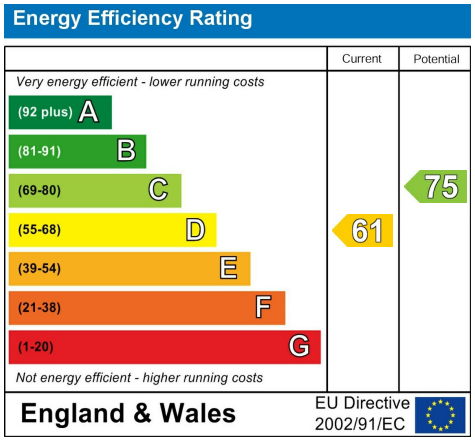












Directions

From our offices in Peppard Road, turn right and continue for 300 hundred yards, turning right into Westleigh Drive, before the Herb Farm. Continue for 150 yards and the property will be found on the 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.