







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

£750,000

Beville
ESTATE AGENCY

- 28ft x 18ft fitted kitchen/ breakfast/ living room with island unit & bi fold doors to the rear
- 16ft sitting room with log burner
- Study
- Utility room
- Gas fired central heating
- Off road parking
- Private, westerly facing garden
- Edge of village location
- Easy walking to bus stop

A spacious and beautifully presented four-bedroom family home offering approximately 1,700 sq ft of accommodation, with an impressive open-plan kitchen/living space and private west-facing garden. EPC: tbc

Accommodation includes; entrance hall, cloakroom, study, 28ft x 18ft fitted kitchen/ breakfast/ living room with island unit & bi fold doors to the rear, utility room, 16ft sitting room with log burner. From the hall staircase with cupboard under, leads to generous first floor landing, four bedrooms and bathroom.

Noteworthy features include; gas fired central heating, uPVC double glazing & facias, off road parking, covered side walk way/ shed and westerly facing, private rear garden.

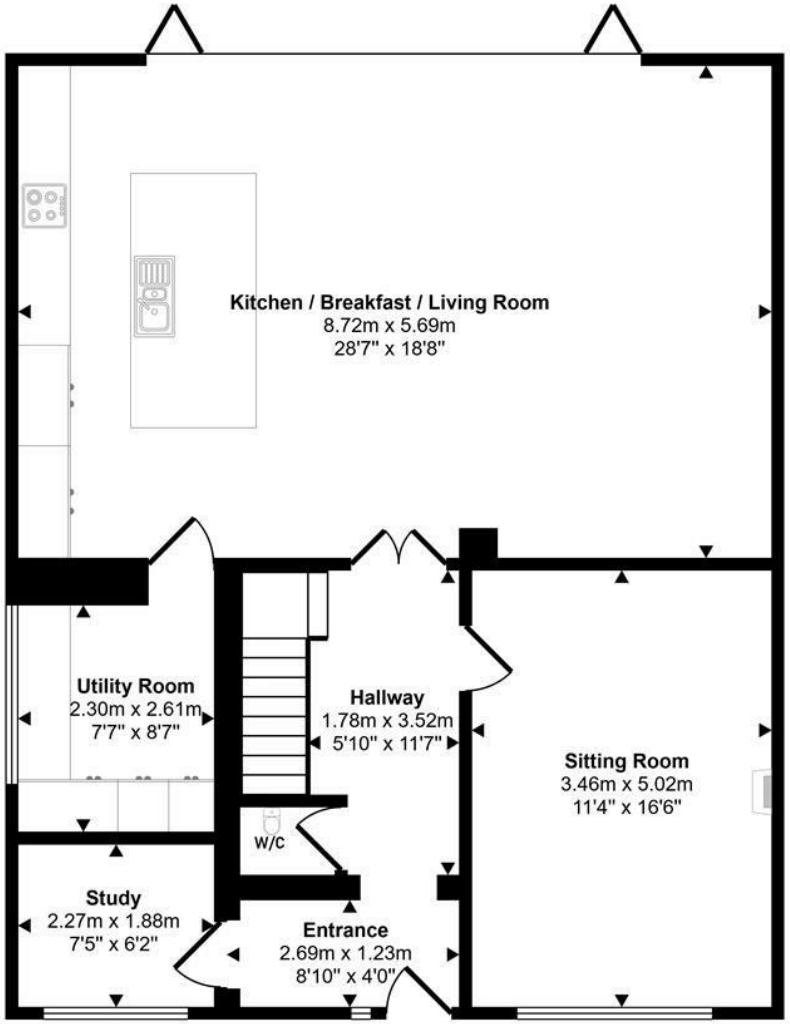
To The Front Of The Property driveway provides off road parking, garden laid to lawn, mature laurel hedging, outside light, gate leads to covered side walk way giving access to:

To The Rear Of The Property is a private, westerly facing garden. Paved terrace with retaining wall, flower & shrub beds, outside tap, garden laid to lawn, fully enclosed with timber fencing & mature hedging.

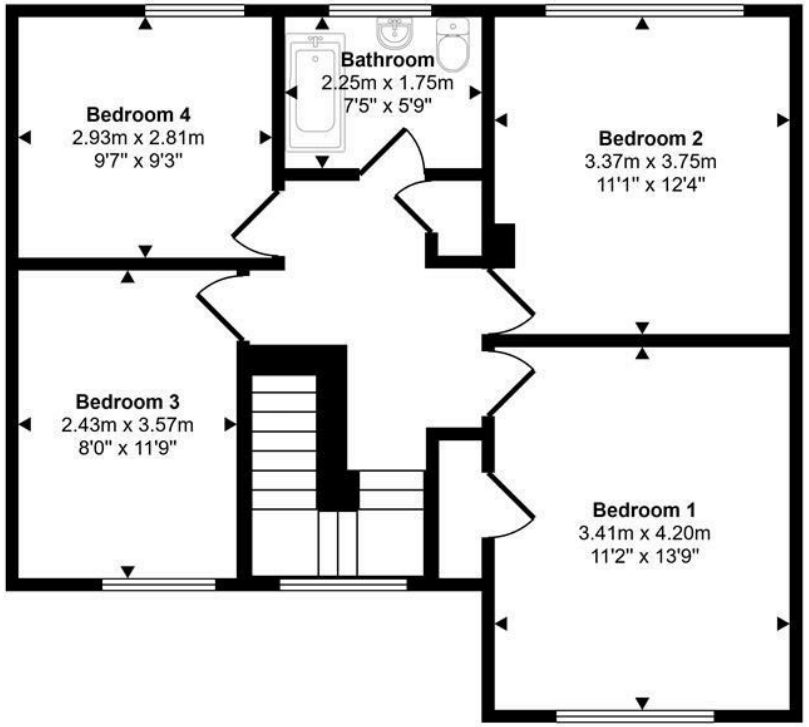
Total Floor Area: 158m2 (1698sqft)
Services: Mains gas, electricity, water & drainage.
Council Tax: Band F

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
158 sq m / 1698 sq ft



Ground Floor
Approx 95 sq m / 1020 sq ft



First Floor
Approx 63 sq m / 679 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.

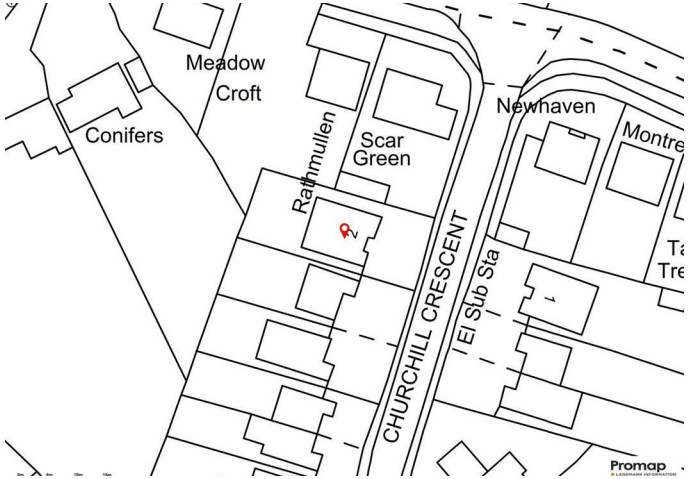
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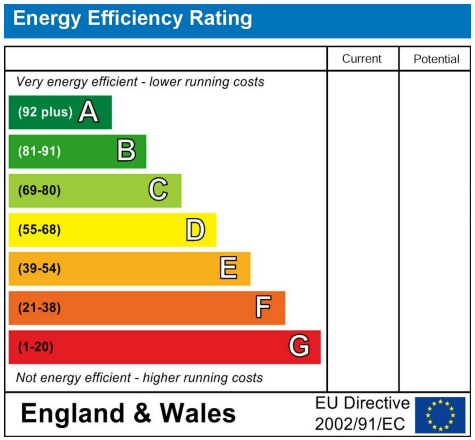












Directions

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 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.