

Property ref: 137867



**Tiffany Close,
Wokingham, RG41 3BN**

£3,200 PCM



Located in a quiet cul de sac in Wooshill is this stunning four bedroom detached house backing onto woodland. 4 double bedrooms with the main having ensuite shower, family bathroom, entrance hallway, cloakroom, fitted kitchen/ dining room with built in appliances and separate utility room, double aspect lounge with patio doors to rear garden, study, double width garage, enclosed rear garden. hard flooring down stairs, Gas central heating, (Sorry no pets) Wokingham Council Tax band F. EPC Band D. Unfurnished.

Available 02/06/2025

- 4 Double Bedrooms
- Ensuite Shower Room
- 3 Reception Rooms
- Double Garage
- Utility Room
- Unfurnished

*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: www.michael-hardy.co.uk
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

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Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU

Heating Type (Gas, Elec, communal boiler etc.): Gas

Water supply: Mains

Drainage info: Mains

Electricity supply: Mains

Gas supply: Mains

Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.







Tiffany Close, Wokingham

Approximate Area = 1749 sq ft / 162 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Michael Hardy. REF: 708707