

Property ref: 160785

Stokes View, Reading, RG8 7RP

£4,750 PCM

HASLAM'S
Lettings



A well-presented five-bedroom detached family home set in a sought-after location within easy walking distance of the village centre and main-line train station. The spacious accommodation includes reception hall, cloakroom, living room with wood burning stove, study, playroom/reception room, large exceptionally well-fitted kitchen/dining room leading out to the garden terrace, utility room, galleried first floor landing, master bedroom with walk through dressing area and en-suite shower room, guest bedroom with en-suite shower room, 3 further double bedrooms and family bathroom. To the front is a double width garage and driveway providing off road parking and electric car charging point.

West Berkshire Council tax band G.

Available 01/07/2024

*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.haslams.net
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.

- Five double bedrooms with en-suites to the master and guest bedroom
- 3 reception rooms with wood burning stove to the living room
- Spacious luxuriously fitted kitchen/dining room with Aga and separate utility room
- Mature landscaped private gardens and children's climbing frame area; Double width garage and driveway
- Walking distance to village centre and main-line train station; Sonos surround sound speakers to the kitchen, living room and garden
- Unfurnished; High speed fibre internet, EPC rating C; Gas central heating; Managed by HASLAM'S

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Haslams Estate Agents Ltd, 159 Friar Street, Reading, Berkshire, RG1 1HE

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'.
Access to loft not included.





Stokes View, Pangbourne, Reading, RG8

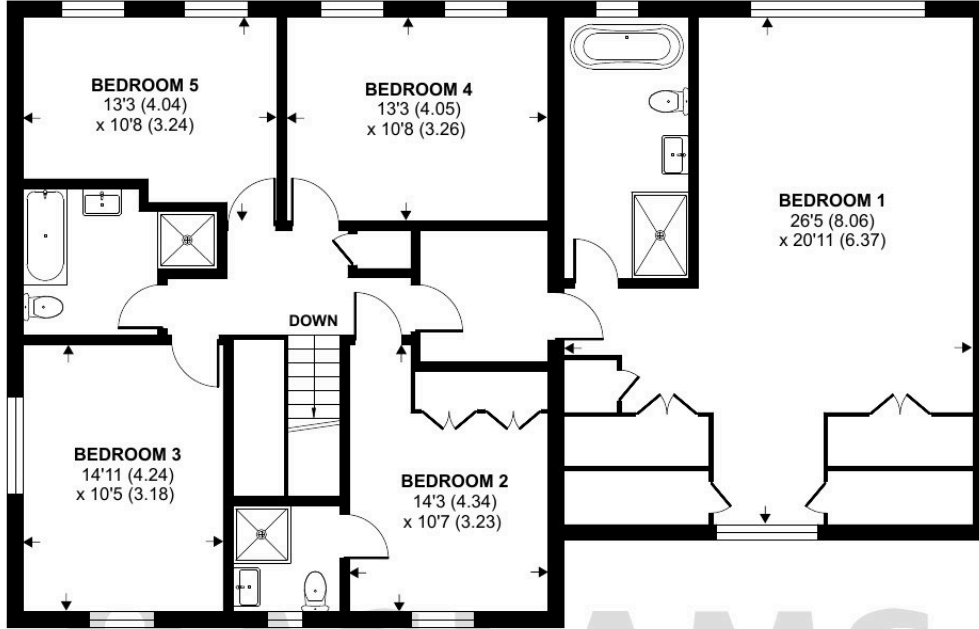


Approximate Area = 2692 sq ft / 250 sq m

Outbuilding = 296 sq ft / 27.4 sq m

Total = 2988 sq ft / 277.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Haslamss. REF: 1116104