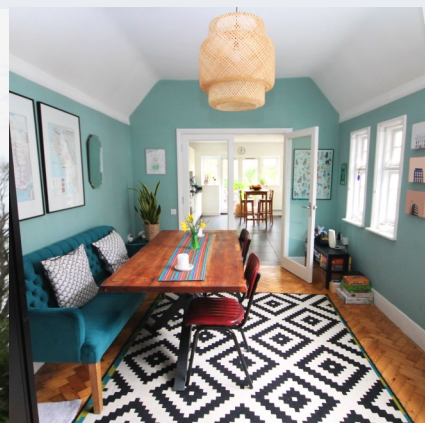


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**SIMMONS & SONS**

## To Let : Fleet Hill, Finchampstead, RG40 4LJ

A fine, 5 bedroom detached house built we believe in the late 1930;s set in large gardens, situated in this well established, semi rural area to the south-west of Wokingham. Available beginning of September 2024 – unfurnished.



- Local Authority: Wokingham Borough Council
- Council Tax: Band G
- Energy Performance Certificated: Band E
- Rent: £4,995 per calendar month exclusive of all connected utilities and council tax
- Term: A minimum term of 12 months unless otherwise agreed in advance.
- Mains services gas, water, electric and drainage.
- Please note the loft space is excluded from tenants use.

To Let: £4,995pcm Unfurnished EPC rating E

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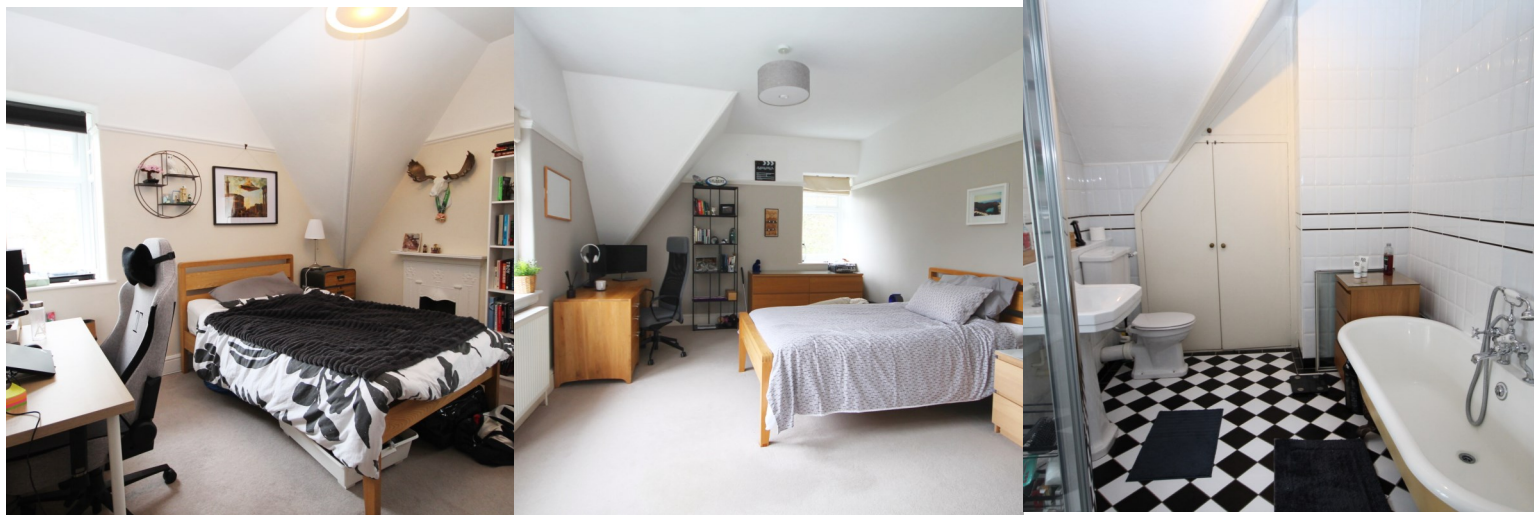
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# To Let : Fleet Hill, Finchampstead, RG40 4LJ



Offering plenty of spacious, well proportioned rooms arranged over two floors and offering over 2750 sq.ft of accommodation, this property is an ideal family home and features a modern, well equipped kitchen/breakfast room, luxury bathroom suites including 2 en-suites.

Ground floor accommodation: Entrance hall, cloak room, drawing room, study, dining room, kitchen, separate breakfast room, utility room.

First floor: Landing, master bedroom with en-suite bathroom with separate shower and dressing area. 4 further bedrooms, two with en-suite facilities, plus a family bathroom.

Outside to the front, a large driveway leads to the house with double garage and plenty of parking.

A terrace leads to the rear of the property with steps down to extensive lawns with a former tennis court to one side. A scheduled garden service is included in the rent.

All negotiations for any rental contract are 'Subject to Contract' and 'without prejudice'.

If you are interested in renting this or any other property that Simmons and Sons Surveyors LLP are offering, please email the terms of your offer to the individual or office dealing with the property.

We have a legal duty to check every tenant has the Right to Rent in the UK. Therefore, please provide us with a copy of your original ID in the form of a passport, biometric resident card, or identity card in order for this to be certified.

To comply with our due diligence procedure, we require proof of address before you move into the property which can be either a bank statement or utility bill, this must be dated within the last 3 months. We can accept scanned copies. Please note driving licence cannot be accepted.

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one week's rent for the property you are interested in. If at any time during that extended period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm and your Landlord.

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