

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



PLOUGH LANE SHIPLAKE CROSS, RG9 4DE

£3,750 pcm

Offered to the market this REFURBISHED and EXTENDED four bedroom semi detached house situated in the sought after Shiplake Cross location. Benefiting from two large receptions, 36ft kitchen/dining / garden room. and three bathrooms. Off road parking for several cars. Rent to include gardener during the growing months. Offered to the market unfurnished and available beginning May.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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E info@farmeranddyer.com

NB

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £865.38 (based on the advertised rent), is required to reserve this property.

Deposit payable is £4326.92 (based on the advertised rent)

EPC Rating: C Council Tax Band: E

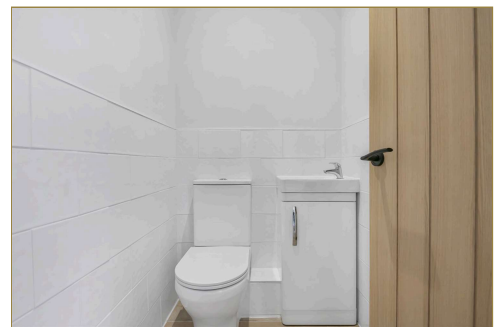
Please contact us for further information or visit our website www.farmeranddyer.com

HALLWAY

Large open plan entrance hall. Oak effect Porcelain tiles through to kitchen/dining/garden room, radiator, stairs leading to the first floor landing and doors leading to

**CLOAKROOM**

Comprises low level wc and basin

**STUDY / FAMILY ROOM**

12' (3.66m) x 9'9 (2.97m)

Front aspect window and radiator.

LOUNGE

21'1 (6.43m) x 13'9 (4.19m)

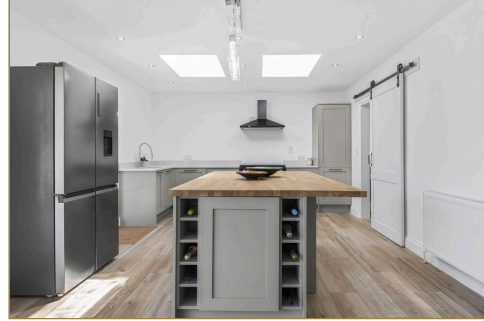
Feature fireplace, radiators and bi-fold doors opening onto the patio area at the front of the property.



KITCHEN / DINING / FAMILY ROOM

36'5 (11.1m) x 14'2 (4.32m)

Spacious kitchen/dining/family room with a range of base level units. Appliances include Rangemaster cooker, integrated dishwasher and American style fridge / freezer. Kitchen Island with addition storage cupboards, wine rack and breakfast bar. Further benefiting Kitchen oak effect porcelain flooring, Velux window and bi-fold doors opening into the raised patio area.

**UTILITY ROOM**

Housing washing machine.

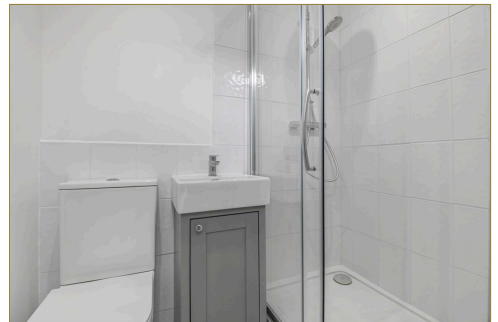
**BEDROOM ONE**

19'6 (5.94m) x 10'5 (3.18m)

Double bedroom, rear aspect window, built in cupboard and radiator.

**SHOWER ROOM**

Comprises low level wc, double vanity unit and walk in shower.



BEDROOM TWO

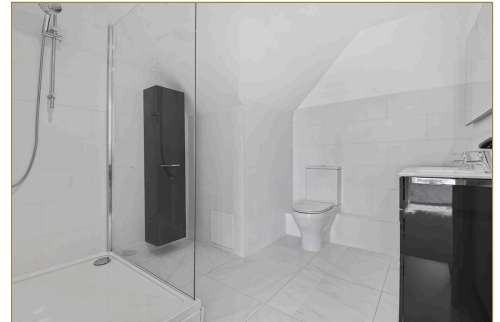
17'7 (5.36m) x 12'10 (3.91m)

Double bedroom, rear aspect window and radiator



SHOWER ROOM

Comprises low level wc, basin and walk in shower



BEDROOM THREE

16'10 (5.13m) x 12'1 (3.68m)

Double bedroom, front aspect window and radiator



BEDROOM FOUR

12'2 (3.71m) x 10'10 (3.3m)

Front aspect window, built in cupboard and radiator



FAMILY BATHROOM

Comprises low level wc, basin and bath

DRIVEWAY

Driveway parking for several cars.

REAR GARDEN

Large patio area with steps leading to the well maintained enclosed rear garden, mainly laid to lawn with mature shrubs and shed.



SCHOOL CATCHMENT

Shiplake Church of England School
Shiplake College

COUNCIL TAX

Band E

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

To view the full EPC for this property, you can access the national database with the following web address:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

Awaiting

Approximate Gross Internal Area 2250 sq ft – 209 sq m
Ground Floor Area 1282 sq ft – 119 sq m
First Floor Area 968 sq ft – 90 sq m

