



THE PROPERTY  
EXPLORER



54 Wayside Green, Woodcote, Reading, RG8 0QJ  
£1,400 Per Month





## 54 Wayside Green, Woodcote, Reading, RG8 0QJ

£1,400 Per Month

Explorer Lettings are delighted to bring to the rental market this modernised three bedroom terrace home with a well established front garden and a delightful green and woodland area opposite the property; Further benefits include spacious lounge/dining room, newly fitted cloakroom, modern re-fitted kitchen/breakfast room complete with integral appliances leading out into a private secluded enclosed rear garden which is laid to lawn surrounded by flowerbeds and a patio area, and bin store. Upstairs has two double bedrooms and a single bedroom/office, newly fitted bathroom with over bath shower and airing cupboard.

The property has UPVC double glazing and gas central heating and a garage in a block to the rear of the property, parking to the front of the garage and on road parking close by.

Wayside Green is situated in Woodcote village an area of outstanding natural beauty, surrounded by green open spaces, including a village green, a recreation ground, walking distance to both Primary & Secondary schools and local amenities and shop, easy access to Reading (7 miles) Henley (8 miles) M4 Theale Jt.12 (9 miles) , Goring Railway Station (3 miles) 45 minutes to London Paddington.

Council Tax Band D, UNFURNISHED Regret No Smoking & No Pets. AVAILABLE - 02/10/2024

Tenant Information: Assuming rent agreed at £1,400.00 per month the Holding Deposit £323.07 is payable once offer accepted 'Subject to contract' to go towards first months rent and 5 x weeks Security Deposit £1,615.38 + Remaining First months rent £1,076.93 payable 2 working days before check in.

NB. Applicants must earn min 30 x rental (£1,400.00 pcm x 30) = £42,000 household income per year

- Beautifully modernised 3 Bedroom House
- 17ft Lounge / Dining room
- Newly fitted Bathroom & Cloakroom
- Re-fitted modern Kitchen
- Integral Appliances including dishwasher
- Beautiful Village location
- Unfurnished
- Available 2nd October 2024



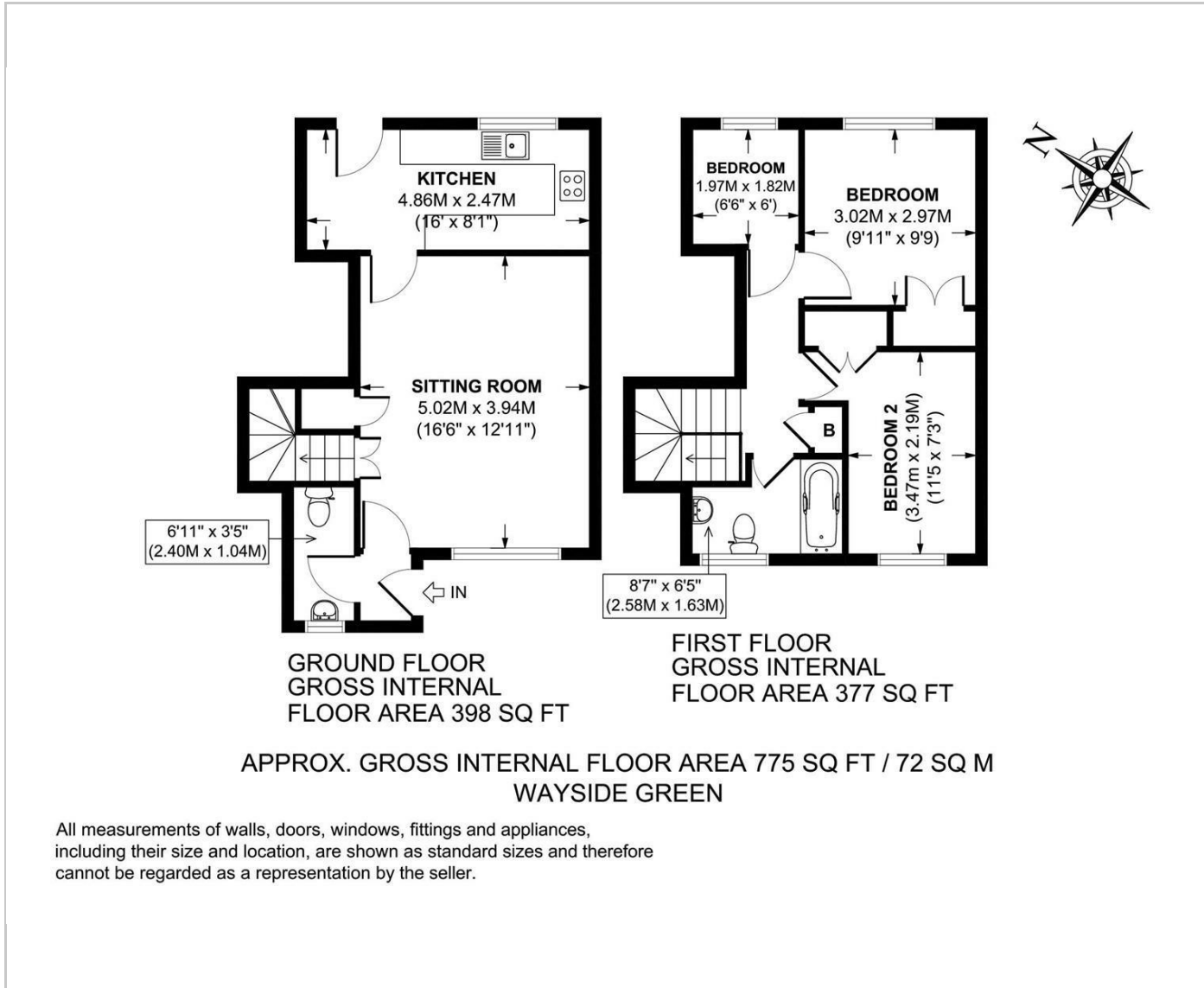
Unfurnished

Council Tax Band: D

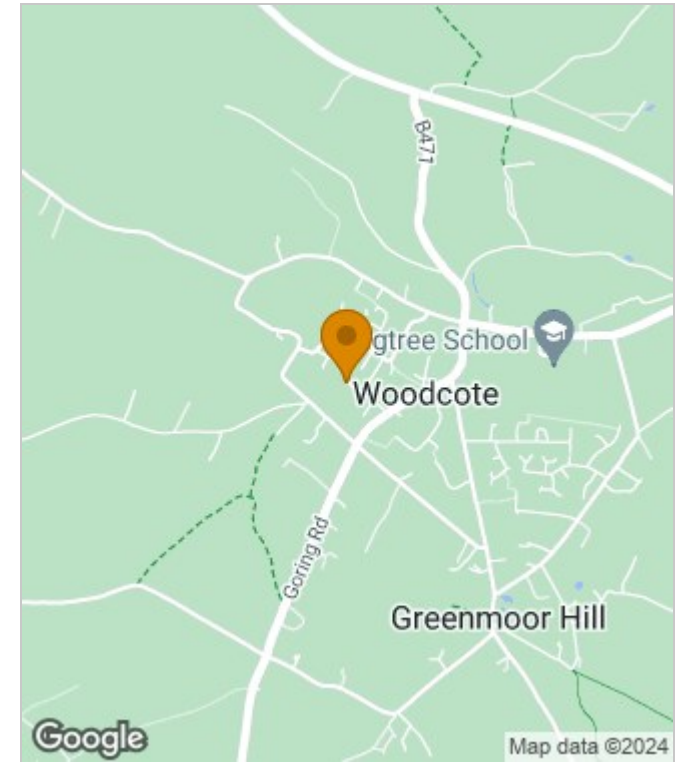
Available: 2nd October 2024

Deposit: £1,615

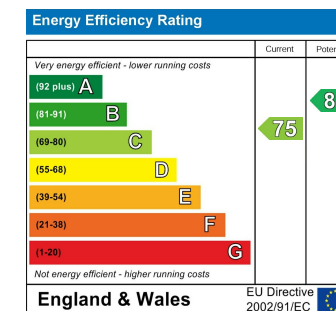
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.