

SIMMONS & SONS



Esther Carling Lane, Rotherfield Peppard, Henley -On-Thames £1,700 PCM

A superb, three bedroom semi-detached home with a garage and garden tucked away in a sought after, semi-rural location. Available 15th August for a minimum term of 12 months. Regrettably Pets are not permitted.

- Spacious accommodation
- Gas central heating
- Minimum term of 12 months
- Garage and off street parking
- Double glazed throughout
- Available 15th August

Esther Carling Lane, Rotherfield Peppard, Henley-On-Thames

£1,700 PCM

LIVING SPACE

Enter into a vaulted entrance hall leading to double aspect, L shaped lounge diner with gas coal effect fire and french doors to the rear garden. Off the hall is a large under-stairs cupboard and WC. The kitchen and utility area are at the rear of the property and come complete with ample cupboard space and appliances; Integrated oven and grill, fridge and Bosch dishwasher. Freestanding washer/dryer and additional fridge freezer.

The first floor comprises 3 bedrooms; bedroom 1 and 2 are fitted with built in double wardrobes and the master suite has an en suite bathroom with a shower over the bath. The family bathroom is situated off the landing and is also fitted with a shower over the bath.

LOCAL INFORMATION

Esther Carling Lane is a pleasant residential lane with no through traffic. Rotherfield Peppard is a popular village with nearby primary and secondary schools. The Unicorn and other local pubs are within easy walking distance. Sonning Common is one mile away with a supermarket and independent shops. Henley being approx 5 miles away offers a wide range of restaurants, cinema, theatre and sporting facilities. There is a direct half hourly bus service, 3 minutes walk from the house, to Reading railway station and town centre. Beautiful woodland walks and cycling from the front door

OUTSIDE SPACE

Pretty lawned frontage enclosed by box hedging with side access to the rear garden. The rear garden is enclosed by timber fencing and is mainly laid to lawn, with a range of mature trees and shrubs. There are paved seatings areas at either end of the garden, the garage and parking area are located to the side of property.

SERVICES

Mains services gas, water and electric. South Oxfordshire District Council tax band F

Disclaimer

Simmons and Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Simmons and Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

To book an appointment to view this property please phone the Henley Lettings branch on Tel: 01491 571111 and quote ID: 79142.

Esther Carling Lane, Rotherfield Peppard, Henley-On-Thames
£1,700 PCM

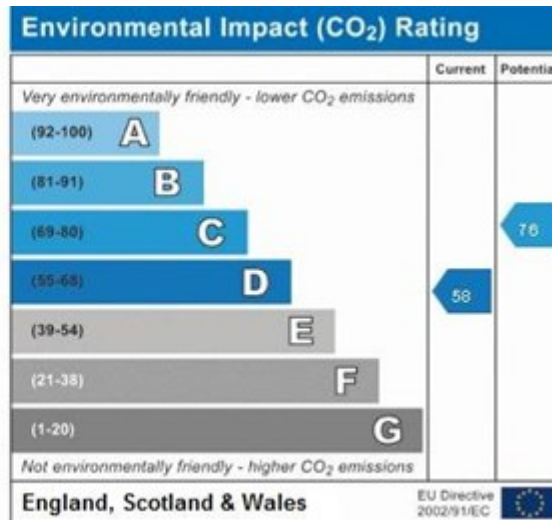
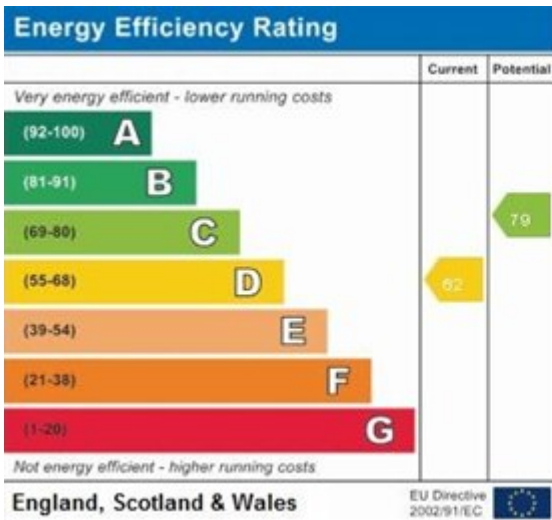
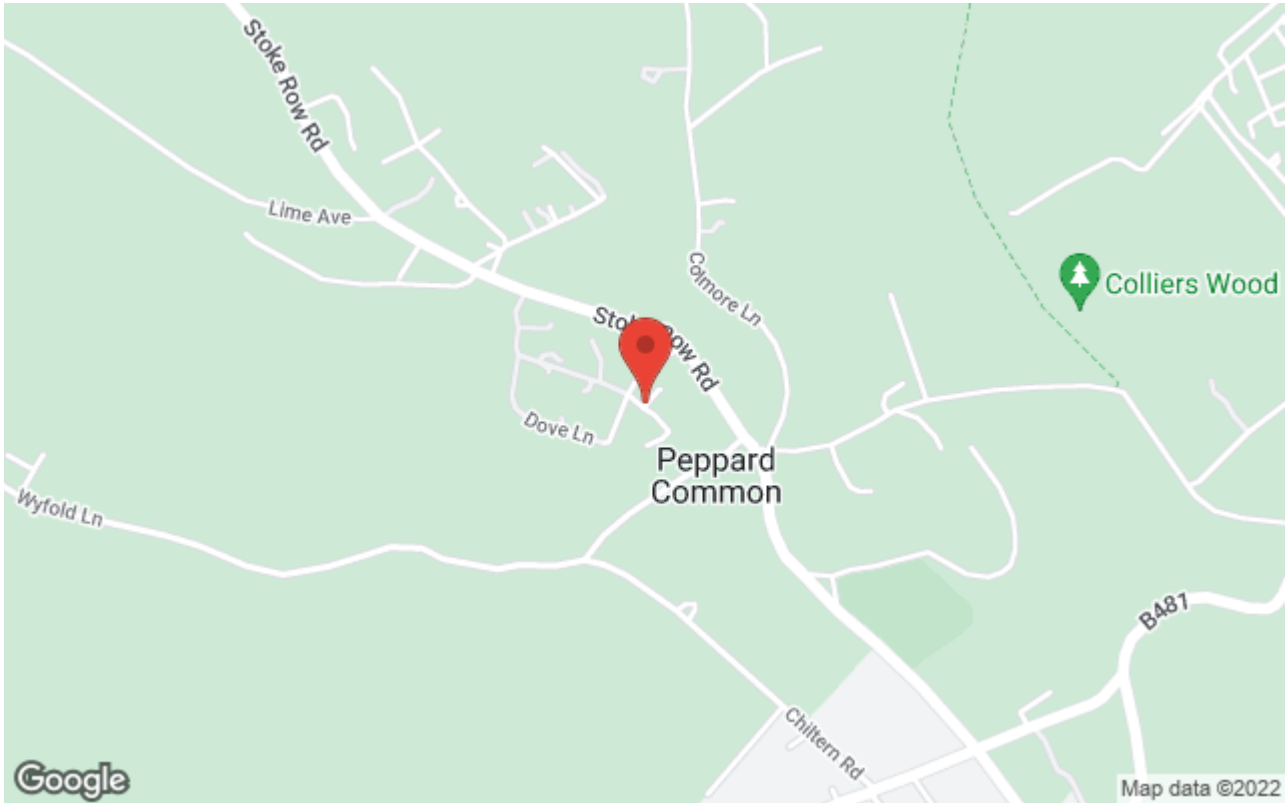


Esther Carling Lane, Rotherfield Peppard, Henley-On-Thames
£1,700 PCM



Esther Carling Lane, Rotherfield Peppard, Henley-On-Thames

£1,700 PCM



Esther Carling Lane, Rotherfield Peppard, Henley-On-Thames

£1,700 PCM



GROUND FLOOR
APPROX. FLOOR
AREA 646 SQ.FT.
(60.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 577 SQ.FT.
(53.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1223 SQ.FT. (113.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019

