



Dudley
**Singleton
& Daughter**
The Country Agent



19 Thames Avenue • Pangbourne

19 Thames Avenue • Pangbourne • Berkshire

Pangbourne village centre, a few minutes' walk to shops & train station - fast trains to London Paddington (47 minutes) • Reading 6 miles •
M4 (junc 12) 4 miles • Heathrow 45 mins drive
(all distances/times are approximate)

An excellent and spacious 4-bedroom semi-detached Victorian house, fitted to high standards, in this highly sought-after road within the heart of the village.

1,755 sq ft / 163 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 6





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An excellent and spacious 4-bedroom semi-detached Victorian house, fitted to high standards, in this highly sought-after road within the heart of the village.

Offering exceptional accommodation over three floors, re-decorated throughout, with many new carpets, and a newly created, fully fitted kitchen/breakfast room which opens onto a lovely, sunny rear garden. High specification bathrooms.

Easy level walking distance to the village centre, with all its wonderful facilities, local schools, station, and backing onto the river meadows and recreation grounds with football pitch, tennis courts, children's play area, River Thames with wonderful riverside walks and the Thames Path.

Accommodation & appliances:

Ground floor: Reception hall, cloakroom, large sitting room with open fire, interlinking dining room, fully fitted kitchen/breakfast room. Double oven, American style fridge freezer with ice/water, washing machine, dishwasher.

First floor: 2 double bedrooms, family bathroom, ensuite shower room to the spacious bedroom 1.

2nd floor: 2 bedrooms; 1 large, 1 small double/study

Local facilities: Pangbourne is a wonderful period village with a fine selection of award-winning independent shops, a small supermarket, health centre, dentists, library, hairdressers, pet shop, cheese shop, riverside pubs and restaurants. The River Thames runs through the village and the riverside meadows offer wonderful walks, a children's play area, tennis courts, football pitches, a bowling club and Pangbourne Adventure Dolphin centre offering canoeing, SUP, and climbing instruction.

Beale Wildlife Park & Gardens is a couple of miles up the road and is a lovely place for young families with amazing animals, birds, gardens, play parks, a splash pool and miniature train. Near to Beale Park is Basildon Park, the National Trust property, surrounded by 400 acres of parkland.

Excellent schools: Within easy reach of a number of fine schools; Pangbourne Primary School is a short walk and offers foundation stage 1. Whitchurch Primary School and Pangbourne College are also walkable.

Bradfield College, St Andrew's Preparatory School, The Oratory School, Downe House, Cranford House and Moulsoford Preparatory School are within easy driving distance.



Post Code: RG8 7BY

What3words: cleansed.packet.reduction

Broadband: FTTC

General information

Mains water, drainage, electricity, and gas

Gas fired central heating (new boiler).

Broadband FTTC

On-street parking

Note. Some library photos used.

Council Tax Band: West Berkshire. Band D

Deposit: A holding deposit equivalent to 1 week's rent (to secure the property). A damage deposit equivalent to 5 weeks rent will be held by the Government approved Tenancy Deposit Scheme.

Rent: To be paid one month in advance. Late payments could incur charges. Any rent advertised is pure rent, it does not include additional services such as council tax, utility charges, telephone, broadband, TV which are the tenant's responsibility.

Tenancy Information:

The following are permitted payments which we may request from you:

a) The rent

b) A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent, which will be held by the independent & Government approved Tenancy Deposit Scheme

c) A refundable holding deposit (to reserve a property) capped at no more than one week's rent

d) Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher

e) Payments associated with early termination of the tenancy, when requested by the tenant

f) Payments in respect of utilities, communication services, TV licence, and council tax; and g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement

Please advise us if you believe you have an adverse credit history which could include CCJ's.

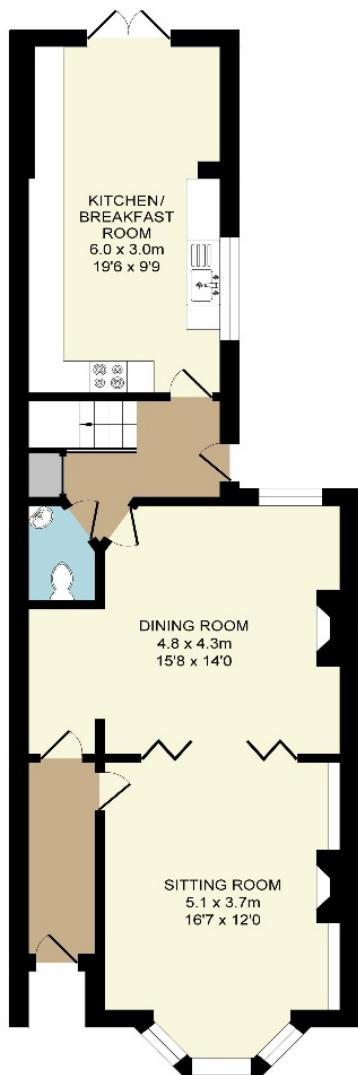
Dudley Singleton & Daughter are members of Propertymark & The Property Ombudsman, which includes providing client money protection.



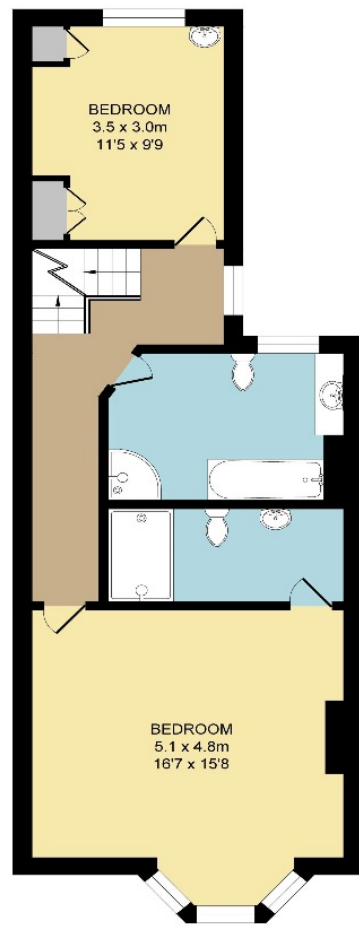
Bedroom 2



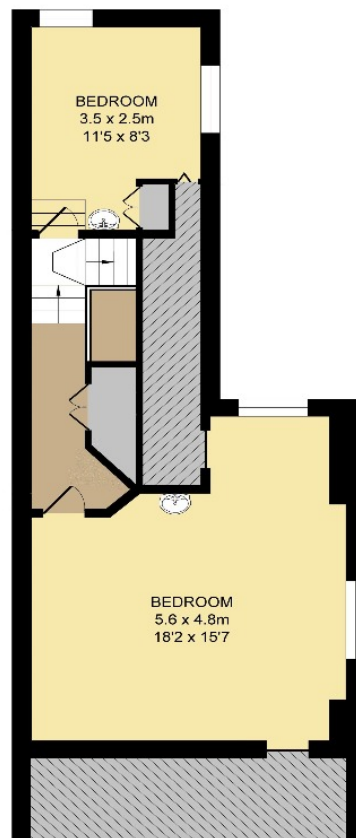
Bedroom 1



GROUND FLOOR APPROX. FLOOR AREA 65.0 SQ.M. (700 SQ.FT.)



FIRST FLOOR APPROX. FLOOR AREA 59.0 SQ.M. (635 SQ.FT.)



SECOND FLOOR APPROX. FLOOR AREA 39.0 SQ.M. (420 SQ.FT.)

EAVES

TOTAL APPROX. FLOOR AREA 163.0 SQ.M. (1755 SQ.FT.)
All 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. Not to scale. www.singletonanddaughter.co.uk



IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors/landlords. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers/tenants are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers/landlords 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: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor/landlord. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer/tenant is advised to obtain verification from their Solicitor or surveyor.

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The Property
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tsi
APPROVED CODE
IN REDRESS AND COMPLAINTS



Library photo



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Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN
0118 984 2662

singletonanddaughter.co.uk info@singletonanddaughter.co.uk London Office: 41-43 Maddox Street, Mayfair, London W1S 2PD