



**Long Lane, Available, £3,000 Per Calendar Month, Unfurnished**

sansome  george  
Residential Sales & Lettings

This superbly extended detached home offers stylish living, in one of Reading's most sought after locations. Situated on the desirable Long Lane, on the western fringes of Reading, the property enjoys a prime position near the charming villages of Tilehurst and Pangbourne, both known for their independent shops, riverside walks, and strong community spirit. Surrounded by miles of open countryside, the home is just minutes from excellent recreational facilities including sports clubs, a community barn, and social venues. Families will appreciate the proximity to highly regarded schools such as Long Lane and Purley Infants, as well as easy access to local shops, frequent bus routes, and Tilehurst railway station, offering convenient links to central London and Oxford.

Approached via a gravel and block paved driveway, the covered porch leads to the front door which opens in a spacious light and airy entrance hall. From the entrance hall you will find a convenient ground floor WC, utility room, front aspect living / family room and a rear aspect open plan modern fitted kitchen and living room featuring bi-fold doors overlooking the rear garden and additional dining space. Stairs rise to the first floor landing leading to four generous and well proportioned double bedrooms featuring an en suite shower room to bedroom one and an impressive four piece spacious family bathroom serving the remaining three bedrooms. Externally to the front is a gravel and block paved driveway providing ample parking for several vehicles leading to a newly constructed detached garage with light, power and an electrically operated roller door. The rear garden offers a sizeable mainly laid to lawn area with various shrubs and trees, benefiting from an elevated contemporary decked area directly accessible from the bi-fold doors leading off the open plan kitchen / living room.

(Disclaimer - Photos taken prior to commencement of tenancy)

Property details:

Energy Performance Rating: C - The full results of the energy performance assessment can be supplied upon request.

Local Authority: West Berkshire

Council Tax: - Band E

Tenancy: An Assured Periodic tenancy.

Possession: Available 10th August (subject to the usual formalities).

Rent: £3000 per calendar month paid in advance by Bankers Standing Order.

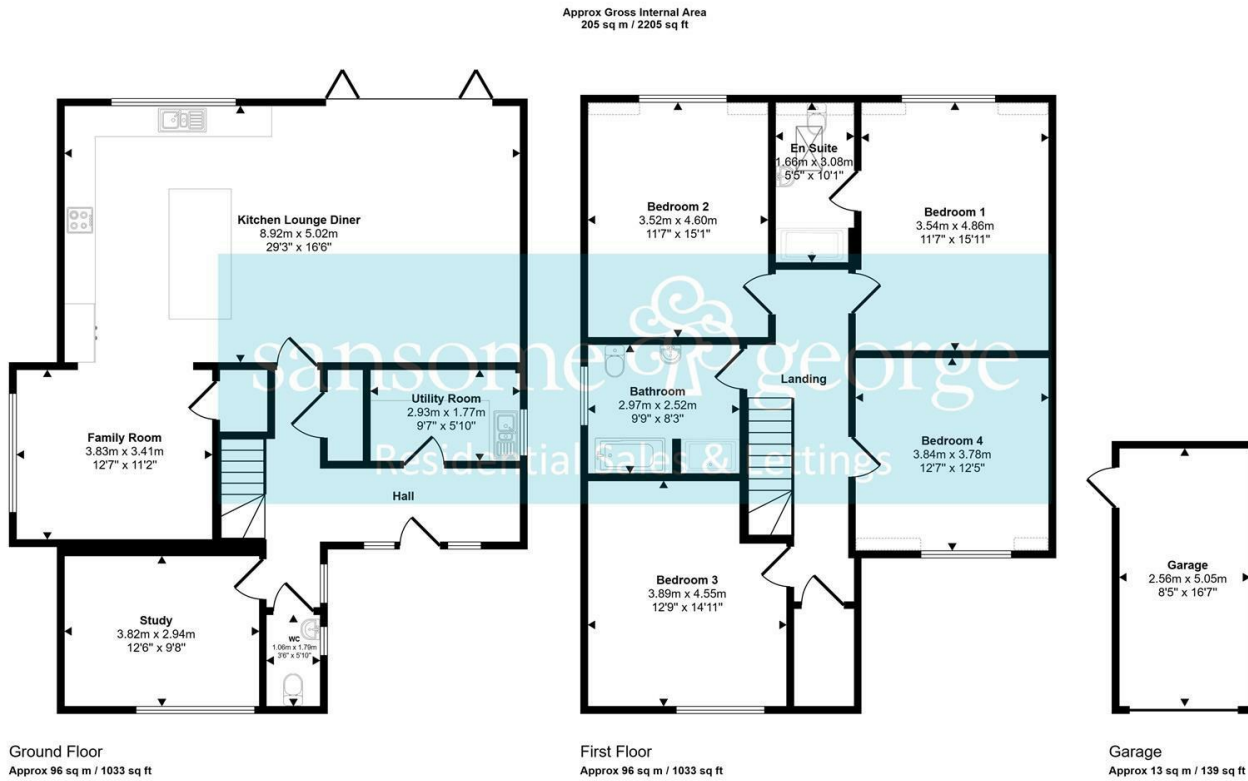
Deposit: £3461.53. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

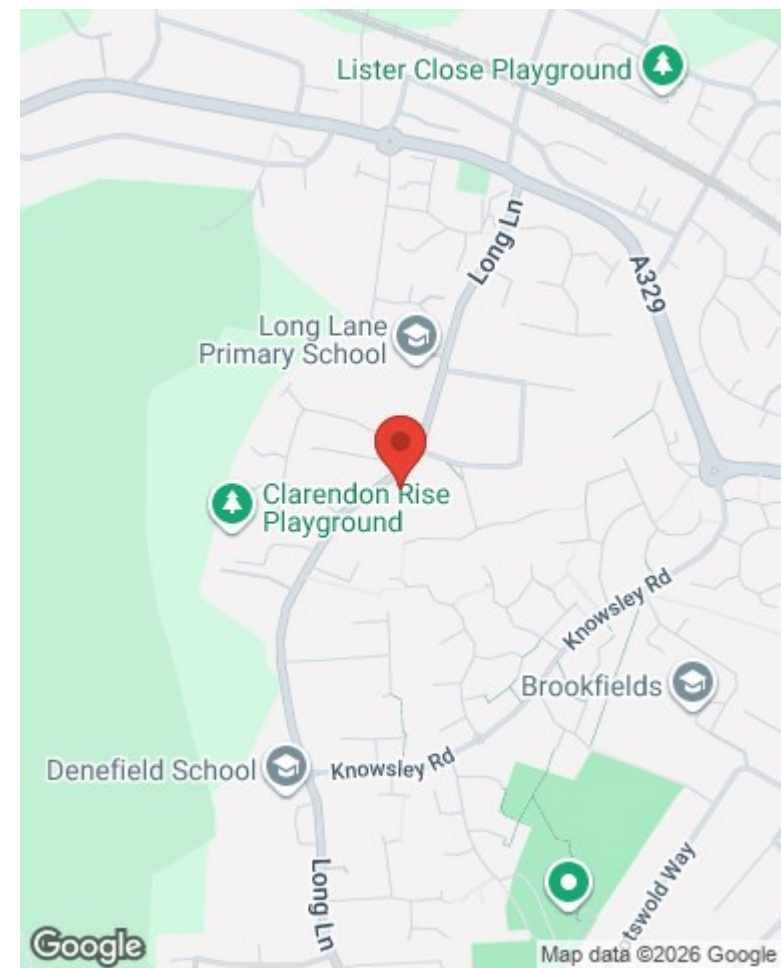
Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

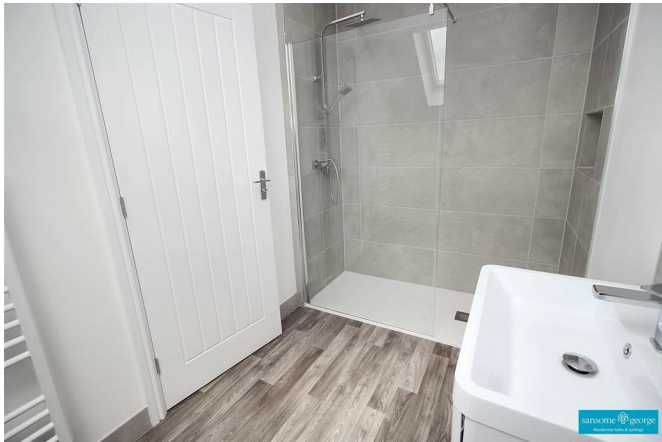


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	75	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Misrepresentation and Misdescriptions Acts**

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