

119 Long Lane • Tilehurst • Berkshire

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Walking distance to schools, Tilehurst station 1.5 miles, Reading 4.5 miles, M4 J.12 3 miles
(all distances are approximate)

2,733 sq ft / 254 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





A deceptively spacious, 5 bedroom detached house, situated in a very sought-after location, close to schools and Sulham woods.

Featuring a spacious kitchen/dining room overlooking the large rear gardens, with bi-fold doors opening onto the terrace, this property offers flexible family accommodation.

The sitting room has bi-fold doors opening onto the terrace of the rear gardens. There are 3 bedrooms on the ground floor, one of which has an ensuite, and there is large family bathroom. Any of these bedrooms could be used as a study.

On the first floor there are two very large bedrooms, one of which has a Juliet balcony overlooking the rear, both have ensembles. All the bathrooms are very modern. To the front there is plenty of parking for 4 cars, and a 5 bar gate for security.

Summary of accommodation: Reception hall, sitting room, kitchen/dining room, utility room, 3 ground floor bedrooms, one with ensuite shower room, ground floor family bathroom with shower, 2 large first floor bedrooms both with ensuite shower/bathroom, large landing.

Appliances included: range cooker with electric ovens and gas hob, fridge freezer, dishwasher, washing machine.

Gardens: Good sized rear garden, mainly laid to lawn, terrace and separate decking area for dining. Lots of off-road parking area to the front, with 5 bar gate.

Local facilities: Tilehurst train station offers fast connections to London Paddington, and is just 1 stop to Reading station. There is an excellent Waitrose nearby, and Pangbourne has a wonderful village centre with many award-winning independent shops, health centre, dentists, hairdressers, excellent restaurants and riverside pubs.

Schools: There are excellent schooling facilities in the area to include; Denefield & Little Heath secondary schools. Long Lane & Downsway Primary schools. Within easy driving distance are; Pangbourne College, Bradfield College, St Andrew's Preparatory, The Oratory, Cranford House, Queen Anne's, Moulsoford Preparatory, Reading School, The Abbey and Kendrick.

Services: Gas central heating, electricity, mains water and drainage. Megaflor and immersion.



EPC Rating: C

Local Authority & Council Tax Band: West Berkshire, Band G

Directions: From the direction of Pangbourne on the A329, Reading Road, upon entering Purley turn right at the traffic lights, into Long Lane. Proceed along this road, passing Long Lane Primary School and just before Denefield School, 119 will be found on your left.

Post Code: RG31 6YW

Deposit: A holding deposit equivalent to 1 weeks rent to secure the property. Damage deposit equivalent to 5 weeks rent will be held by the 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.

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

- a) The rent £3,000 per calendar month
- 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, (£3,461.53) which will be held by the independent & Government approved Tenancy Deposit Scheme
- c) A refund-able holding deposit (to reserve a property) capped at no more than one week's rent £692.30
- 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
- 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 prior to tenant referencing.





Family bathroom



Side Entrance



Ensuite to Bed 3



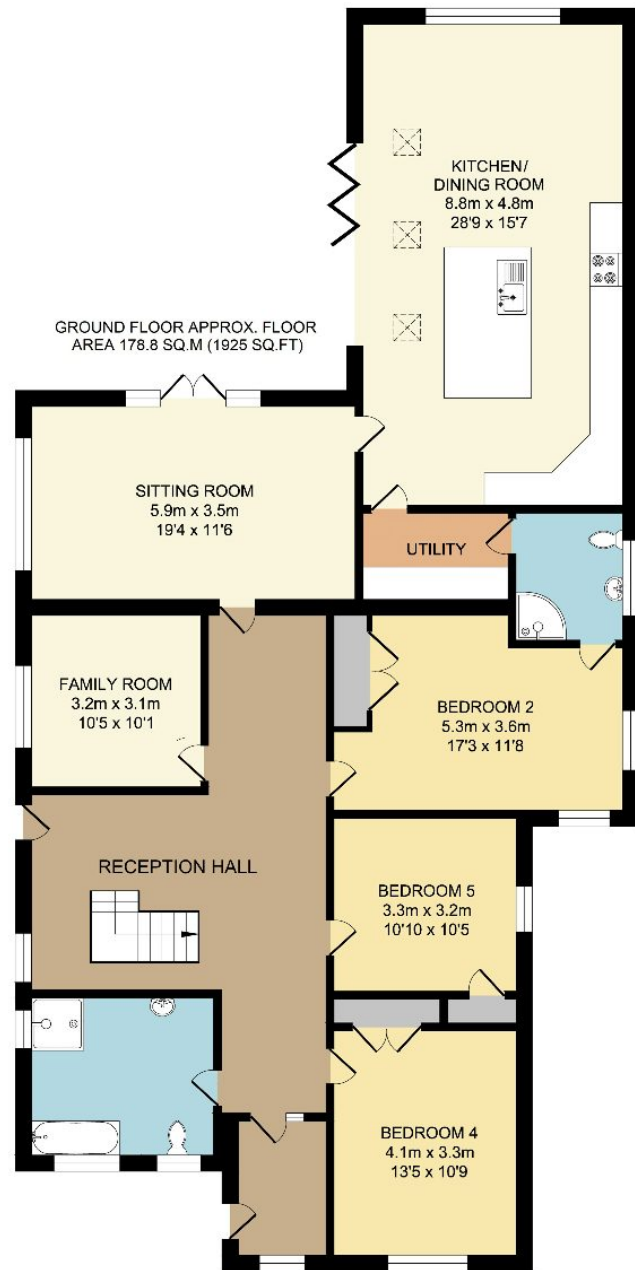
Bed 4/Study



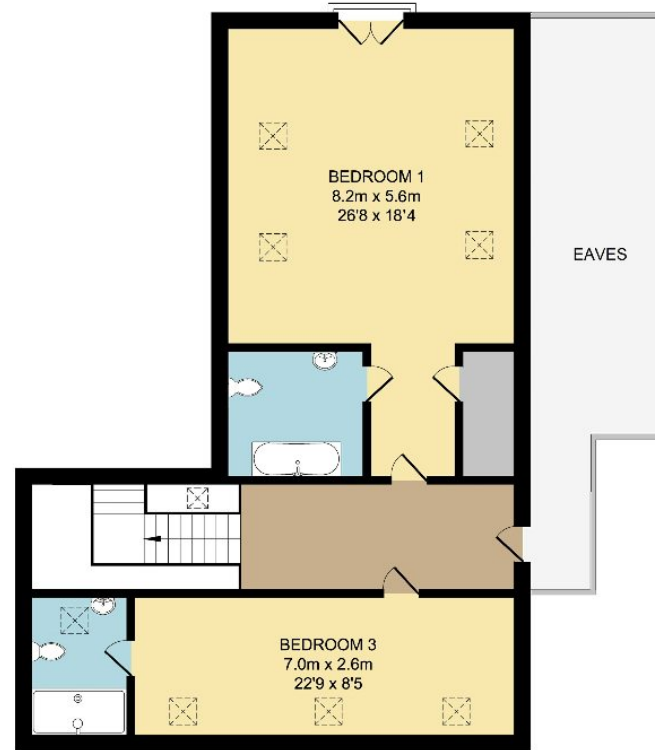
Ensuite to Bed 2



Ensuite to Bed 1



TOTAL APPROX. FLOOR AREA 253.9 SQ.M. (2733 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



FIRST FLOOR APPROX. FLOOR AREA 75.1 SQ.M. (808 SQ.FT.)

Viewing by arrangement
with vendor's agent;
Singleton & Daughter

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RG8 7AN

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rightmove.co.uk
onthemarket.com
mayfairoffice.co.uk

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15 Thayer Street,
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W1U 3JT

IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors 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, 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. (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 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 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. 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 is advised to obtain verification from their Solicitor or surveyor.

 OnTheMarket.com

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