



4 Thames Avenue • Pangbourne • Berkshire

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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)

1,507 sq ft / 140 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





A very pretty 4 bedroom semi-detached Victorian house, set in one of the most popular roads in the heart of the village. With easy level walking distance to station, shops, schools, and the River Thames.

Featuring a wonderfully spacious, light, bright, hub of the house; the kitchen/living/dining room. This excellent family and entertaining space has French doors which open onto landscaped gardens, offering more exquisite summer entertaining space.

This property also has the excellent addition of an off-road parking space for small car to the front, with the ability to block this space in with an on-street car, thus guaranteeing 2 parking spaces.

Pangbourne offers a fabulous selection of specialist shops, health centre, pubs and restaurants. The station is a few minutes' walk and gives fast commuter links to London Paddington. The nearby River Thames, with playing fields and riverside meadows offer wonderful walks, the Thames Path, a children's play area, tennis courts, football pitches, and Pangbourne Adventure Dolphin centre for canoeing, kayaking, SUP tuition and a climbing wall.

Special features:

- The fabulous kitchen/dining/living room with French doors opening onto the

private rear garden, with a composite decking area for summer entertaining and well-maintained lawn

- The splendid kitchen is fitted with lots of cream painted cupboards and drawers, a larder unit, fitted dishwasher, cooking range with 5 ring gas hob, grill and 2 ovens. American style fridge freezer with ice and cold-water supply, black granite working surfaces, and central preparation island with stools for breakfast bar. At one end is the living room area, with an L-shaped sofa supplied, and a TV point
- Utility cupboard with washing machine, tumble dryer, water softener and gas boiler
- Sitting room with pretty bay window and original open fireplace
- Cloakroom and bathrooms have been refitted of recent times
- Side entrance to the house, and side access to the rear from the front
- First floor has 3 double bedrooms, one currently used as a study, and a high specification family bathroom with large walk-in wet shower and standalone bath tub
- Second floor accommodates the principal bedroom with dressing table, modern shower, and basin, with plenty of storage

Summary of accommodation: Reception hall, sitting room, cloakroom, kitchen/dining/living room, 4 bedrooms, family bathroom, ensuite shower and hand basin to main bedroom.



Gardens: Pretty, landscaped rear garden, with a composite deck immediately accessed from the kitchen/dining area via French doors. Well-maintained lawns, high hedges, easy to maintain flower beds, a garden shed and side access.

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, riverside pubs and fine restaurants.

Beale Wildlife Park & Gardens is a couple of miles up the road and is a lovely place for young families with amazing animals, gardens, play parks, a splash pool and miniature train. Near to Beale Park is Basildon Park, the National Trust property, featuring a splendid Georgian mansion surrounded by 400 acres of parkland. There is an excellent sporting complex open to public membership at Bradfield College with indoor/outdoor tennis courts, squash courts, indoor swimming pool, fitness centre, and there are plenty of golf clubs nearby.

Pangbourne offers superb transport links with a fast train service to London Paddington, Oxford and Reading.

Excellent schools: Pangbourne Primary School is a short walk, and offers foundation stage 1. Pangbourne College is within easy walking distance. Bradfield College, St Andrew's Preparatory School, The Oratory School, Downe House, Cranford House and Moulsoford Preparatory School are a short drive. There are bus pick up points in Pangbourne for Abingdon Boys and St Helen & St

Katharine Girls schools in Abingdon, and Reading School for boys and Kendrick School for girls in Reading are easily accessible by a short train journey.

What3words: bronzer.posed.decorated **Post Code:** RG8 7BU

Services: Mains water and drainage, gas, electricity. Water softener.

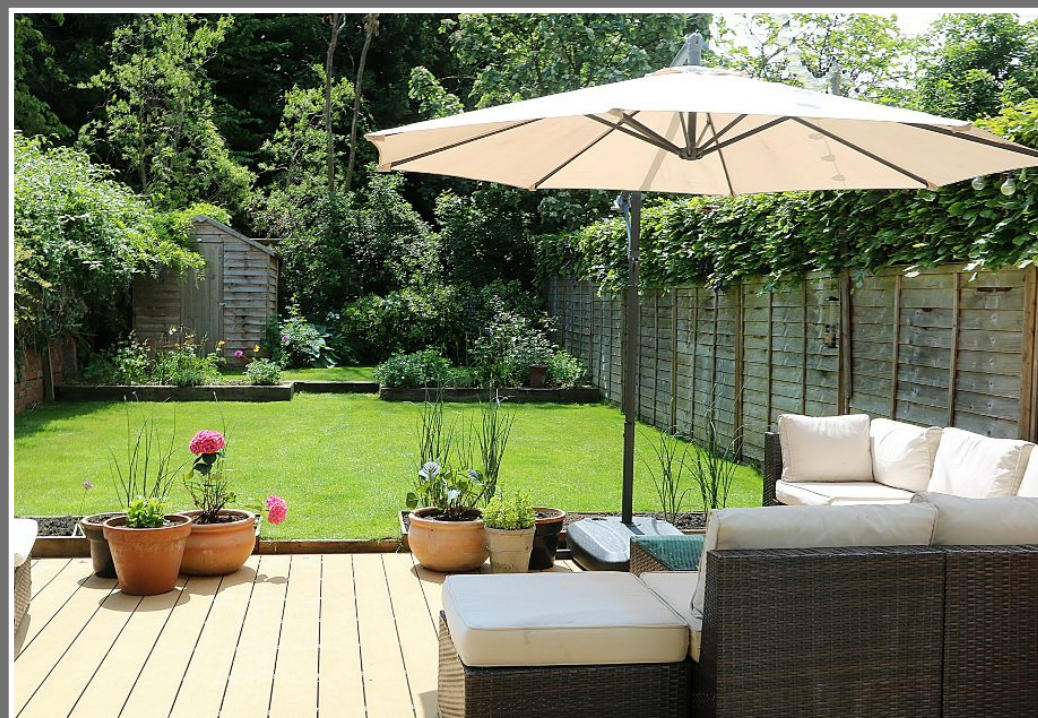
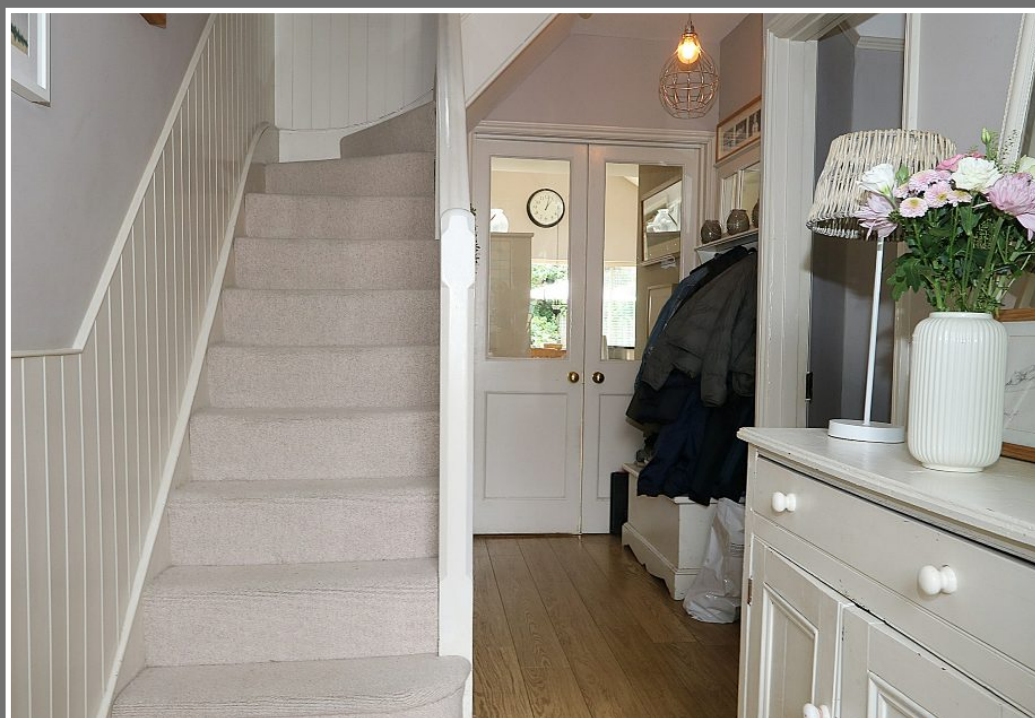
EPC Rating: D **Local Authority & Council Tax Band:** West Berkshire, Band E

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 (£691.15 based on a rental figure of £2,995 pcm)

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.

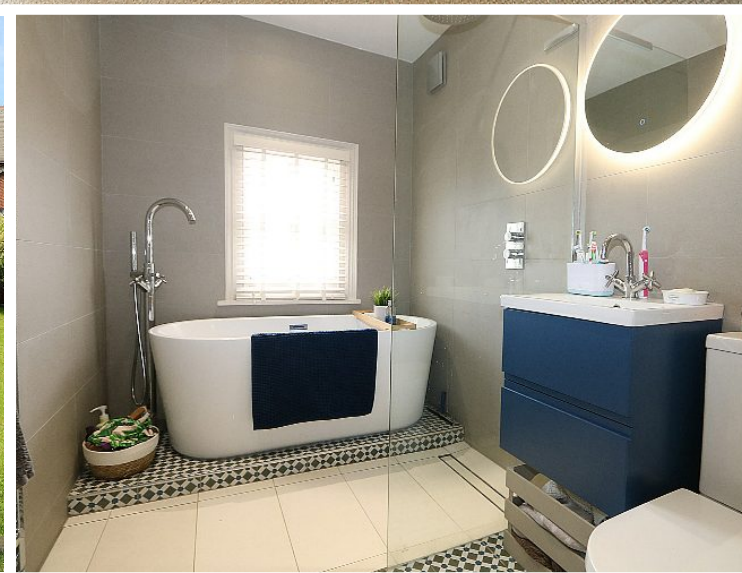
Tenancy Information: The following are permitted payments which we may request from you:

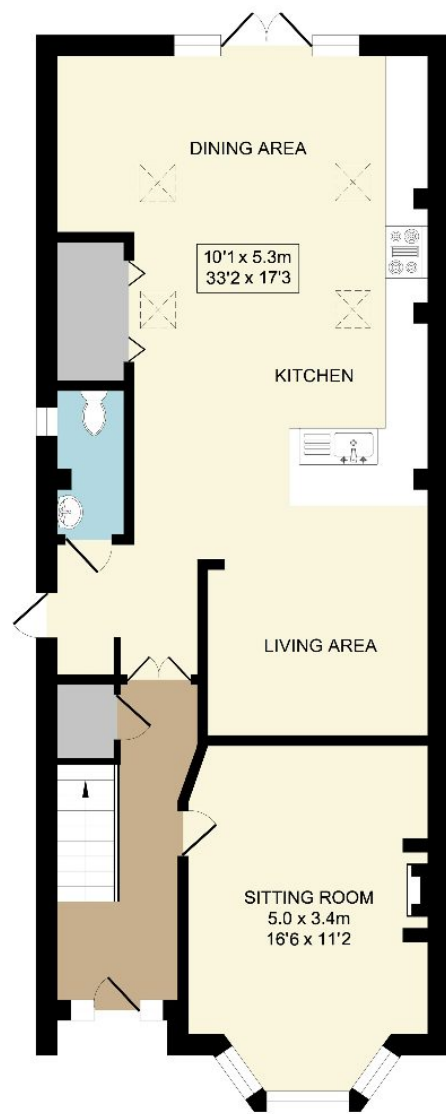
- a) The rent (£2,995 pcm)
- b) Refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent (£3,455.76), which will be held by the independent & Government approved Tenancy Deposit Scheme
- c) A refundable holding deposit (to reserve a property) capped at no more than one week's rent (£691.15)





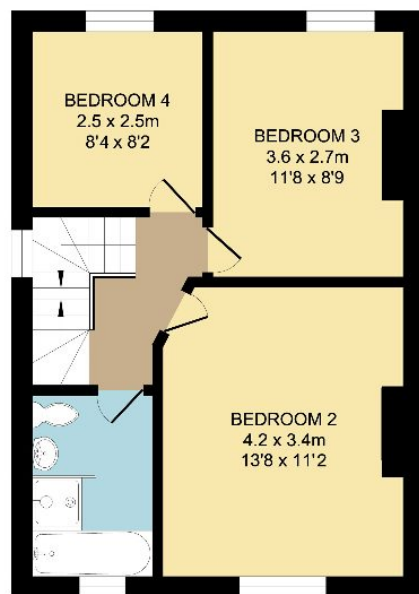
Dudley
**Singleton
& Daughter**
The Country Agent





GROUND FLOOR APPROX. FLOOR
AREA 74.0 SQ.M. (797 SQ.FT.)

TOTAL APPROX. FLOOR AREA 140.0 SQ.M. (1507 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 42.0 SQ.M. (452 SQ.FT.)



SECOND FLOOR APPROX. FLOOR
AREA 24.0 SQ.M. (258 SQ.FT.)

- 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.

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

No. 1 Station Road,
Pangbourne,
Berkshire, RG8 7AN
0118 984 2662
info@singletonanddaughter.co.uk

Websites:
singletonanddaughter.co.uk
rightmove.co.uk
onthemarket.com
mayfairoffice.co.uk

London Office: Cashel House,
15 Thayer Street, London, W1U 3JT

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. (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 thicknesses, 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/let. 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/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. 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 tenants in inspecting properties which have been sold, let or withdrawn.





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