



Henley Road, Available, £2,650 Per Calendar Month, Unfurnished

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Residential Sales & Lettings

A well presented four bedroom, four storey semi-detached family home, situated in the sought after area of Caversham, offering excellent access to Reading Town Centre, Oxfordshire, and surrounding villages.

The property is approached via steps leading down from a block paved driveway, with the front door opening into a welcoming entrance hall. From here, there is access to the bay-fronted living room with feature fireplace, a downstairs W.C., and the impressive open-plan kitchen/family room. This modern space offers an excellent range of units and work surfaces, a central island, and integrated appliances including a gas hob, electric oven, and fridge/freezer. A partial dividing wall creates a versatile dining area, complemented by bi-folding doors opening onto a large balcony. A spiral staircase leads down to the rear entrance hall, which provides access to a further W.C. and useful basement storage, currently housing the washing machine. On the first floor, the landing serves three bedrooms (two doubles and one single), all complemented by a stylish four-piece family bathroom with shower cubicle, freestanding bath, W.C., and wash hand basin. Stairs rise again to the top floor, which is dedicated to a spacious double bedroom with en-suite shower room. Externally, the rear of the property features a substantial balcony overlooking the tiered garden, with an elevated patio and generous decked area—ideal for entertaining. A gated side passage leads to the front, which boasts a driveway providing ample off-road parking.

Property details:

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

Local Authority: Reading Borough Council

Council Tax: - Band E

Tenancy: An Assured Shorthold tenancy is available for a minimum period of 6 months.

Possession: Available immediately (subject to the usual formalities).

Rent: £2650 per calendar month paid in advance by Bankers Standing Order.

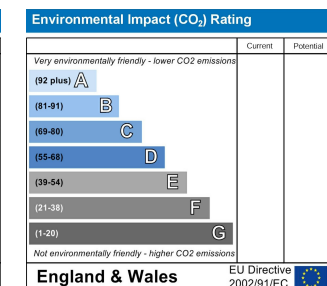
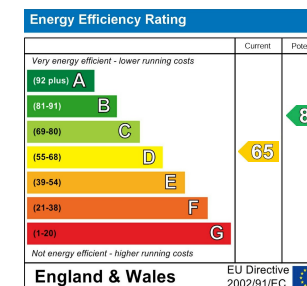
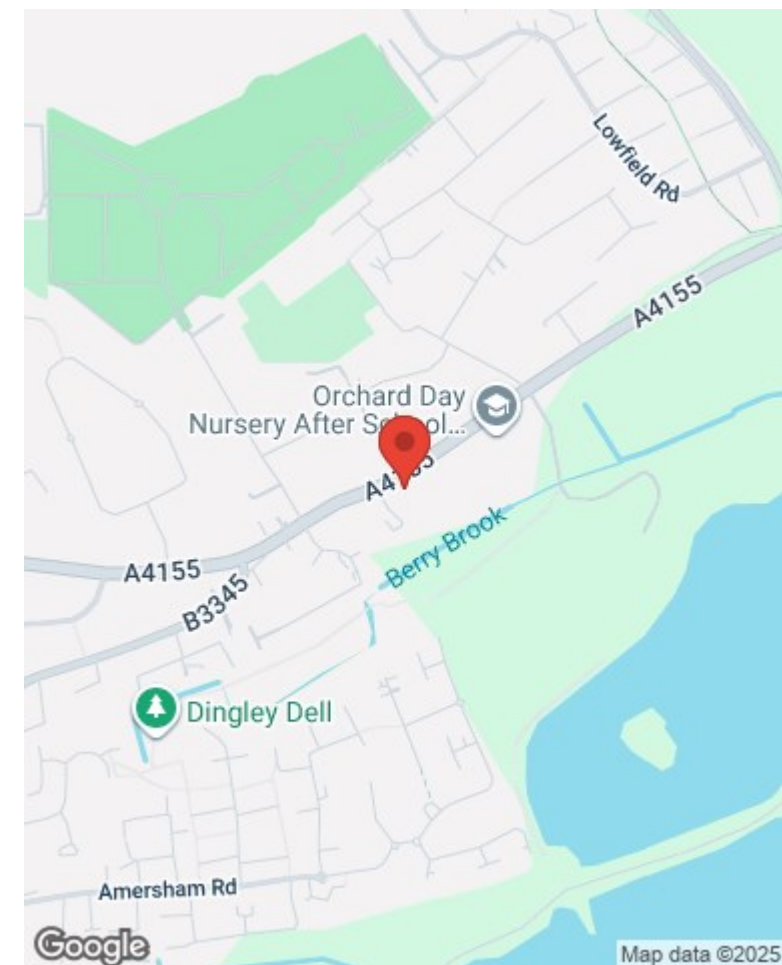
Deposit: £3057.69. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

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.

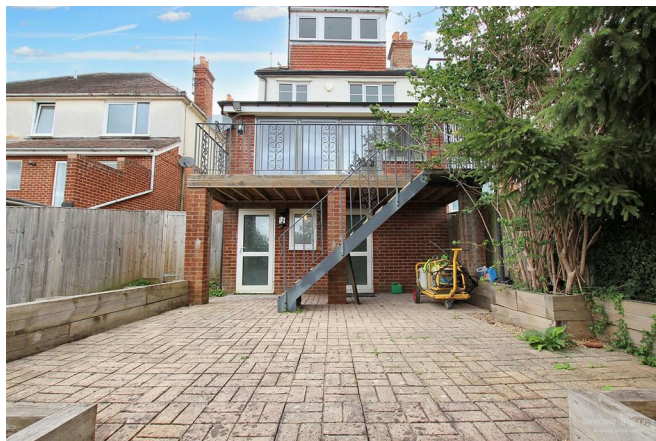
Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.





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