



Mill Lane, Wokingham, Berkshire, RG41 5DF

£2,500 per month

3 2 2

Bay trees is a contemporary three bedroom semi-detached family home set on this quiet lane close to local transport links and amenities being sold with no chain complications. Living accommodation is set over three floors with a spacious kitchen/diner/family room on the ground floor. This generous living space has bi-fold doors opening into the low maintenance rear garden. A WC completes the ground floor. On the first floor there is a spacious dual aspect living room, two double bedrooms both with

KEY FEATURES

- Three Bedroom Semi-Detached House
- Set over three floors
- Two En-suites and a Family Bathroom
- Car-Port and Driveway Parking
- Council tax band E
- Unfurnished
- Available NOW



Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...



en-suite bathrooms and built in wardrobes and a further family bathroom. A set of stairs lead to the top floor where there is a mezzanine area perfect for use as a dressing room or study and another bedroom. This well presented home would suit a family or professional couple. The property is offered unfurnished and available NOW!





MATERIAL INFO

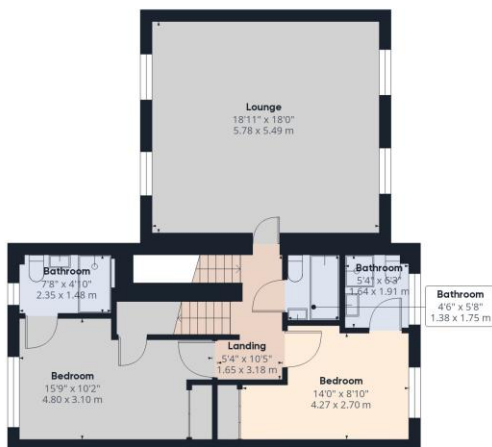
Deposit: £2,884.62

Holding Deposit: £576.92

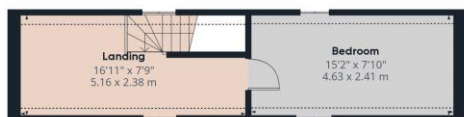
Council Tax Band: E



Ground Floor



Floor 1



Floor 2

Approximate total area^m

1494.45 ft²
138.84 m²

Reduced headroom

30.06 ft²
2.79 m²

(1) Excluding balconies and terraces

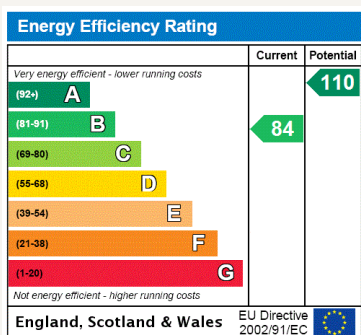
Reduced headroom

..... Below 5 ft/1.5 m

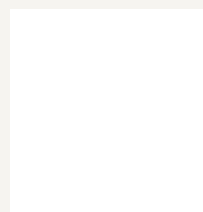
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/rent/property/REA250844>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.