



GLENRHONDDA, READING, BERKSHIRE, RG4 8LB
 £3,200 PER MONTH FURNISHED

**DETACHED FIVE BEDROOM FAMILY HOME IN
 EMMER GREEN. AVAILABLE NOW.**

Reading | 0118 4022 300 | reading@winkworth.co.uk

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DESCRIPTION:

Spacious five bedroom family home is located in the quiet cul de sac in the popular bugs bottom development. Walking distance to the centre of Caversham, in catchment for some outstanding schools and offering great access to Reading station the property is an excellent family home. Accommodation is split over three floors and comprises reception room, bedroom, three piece bathroom and utility room on the ground floor. A spacious living room, modern kitchen/diner, cloakroom and a study are located on the first floor. Four double bedrooms, en suite four piece bathroom to the master bedroom and a further four piece family bathroom occupy the second floor. Additional benefits include tiered rear garden, balcony on the first floor, garage and driveway parking for multiple cars. Available now. Furnished.

AT A GLANCE

- Five bedroom detached house
- Split over three floors
- Three bathrooms
- Garage & driveway
- Council tax band G
- Available now
- Furnished









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Approximate total area⁽¹⁾
2152 ft²
199.9 m²

Balconies and terraces
46 ft²
4.3 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE 360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Deposit: £3,692.31

Holding Deposit: £738.46

Council Tax Band: G

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.

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