

**FERNLEA, KNOWL HILL, READING, BERKSHIRE, RG10 9YE**

- Refurbished 3 bedroom semi-detached house
- New kitchen and bathroom
- 2 reception rooms
- Available new
- Unfurnished
- EPC Rating E

**£1,800 per month + permitted payments \***

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433



**davistate.com**

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

**PROPERTY DESCRIPTION**

Three bedroom semi-detached house located in Knowl Hill. Recently refurbished kitchen, bathroom and new carpets. Parking at the front and side access to the back garden with views of the church and countryside. Available now and unfurnished.

EPC rating E.

Deposit equivalent to 5 weeks rent = £2075

**LOCAL INFORMATION**

Knowl Hill Common lies just off the A4 London to Bath Road, a favoured haunt of the highwayman Dick Turpin in the 1700s. This local beauty spot has a hill from which you can see Windsor Castle and there are footpaths, bridleways and cycle paths giving access to the National Trust land at Maidenhead and Cookham Commons. Knowl Hill Common village has a busy social calendar with a Summer music festival and various clubs and societies. There is a Church, a primary school and three pubs. Local shops, including a Waitrose, are at Twyford 3 miles and Henley-on-Thames 5 miles. Maidenhead station is 5 miles distant (Paddington from 19 minutes) and Twyford (26 mins) with the new Crossrail station opening in 2020. The M4 (Junction 8/9) is 4.5 miles away, Reading 9 miles, London Heathrow 17 miles and Central London 34 miles.





### ACCOMMODATION

Semi detached house in Knowl Hill with 3 beds. The accommodation includes living room/dining room, kitchen, downstairs bathroom. Upstairs there are 3 bedrooms. Available now. Unfurnished.

### OUTSIDE SPACE

Parking to the front, back garden with side access with views of the church and countryside.

### LOCAL AUTHORITY and SERVICES

Windsor And Maidenhead Council tax band D.

Mains electricity and Oil heating. Please note that the property is not on mains drainage and will have a cess pit.

### IMPORTANT NOTICE

\* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.



## DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

## REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.



