



A stunning New England-inspired lakeside home with a private jetty on the sought-after Green Park Village constructed by the Berkeley Group. The well-planned home provides in excess of 2000 sq ft of adaptable and flexible living accommodation set out over three floors. Incorporating a wonderful open plan kitchen-dining room with bifold doors that opens to a covered veranda with lake views. On the first floor, the impressive principal suite features a balcony, and the living room opens to a sizeable lakeside roof terrace which is also accessed from the guest suite and is ideal for al fresco dining. Ideally positioned within walking distance of Green Park business centre with excellent transport links by both road and rail with the soon-to-be-opened station providing access to central Readings mainline station and junction 11 of M4 nearby. The property is offered for sale with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Principal suite with en suite and balcony; 3 further bedrooms
- Living room with roof terrace overlooking lake
- Open plan kitchen-dining room with bifold doors and lake views
- Family room; Utility room
- Driveway parking and single garage
- No onward chain





Further details

Council tax band F

Garden
Enjoying a westerly aspect the garden features a covered veranda with a paved patio terrace and lawned garden with steps leading down to the post and rail fence with gated access to the private jetty.

Parking
There are two brick paved driveway parking spaces and a single garage.

Agents
There is an annual service charge payable of approximately £1000 PA

Champlain Street, Reading, RG2

Approximate Area = 2008 sq ft / 186.5 sq m (excludes garage)
 Limited Use Area(s) = 14 sq ft / 1.3 sq m
 Total = 2022 sq ft / 187.8 sq m

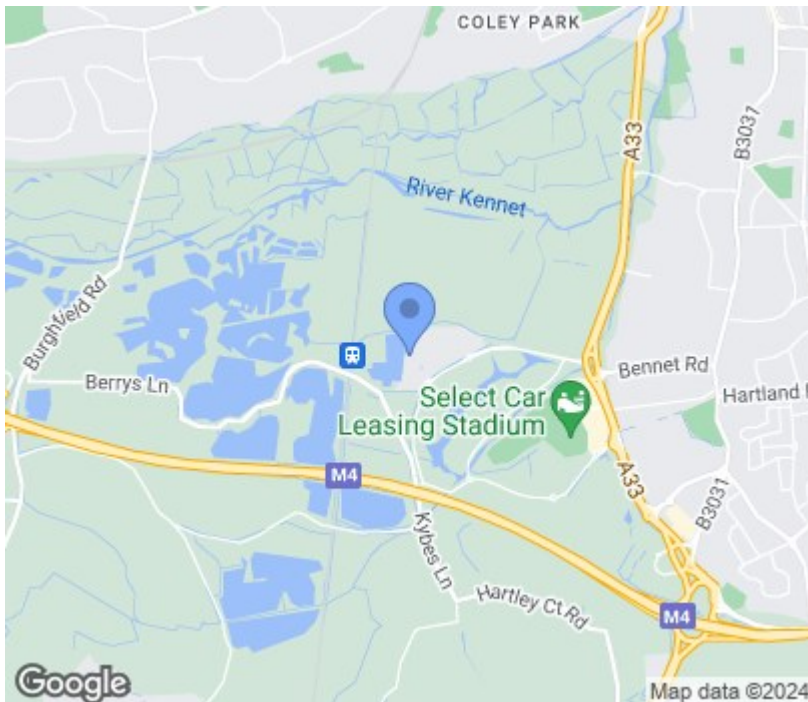
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2023. Produced for Haslams - REF: 990965



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sales@haslams.net
0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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