



Heron Island, Caversham, Reading, RG4 8DQ

£650,000

Walmsley

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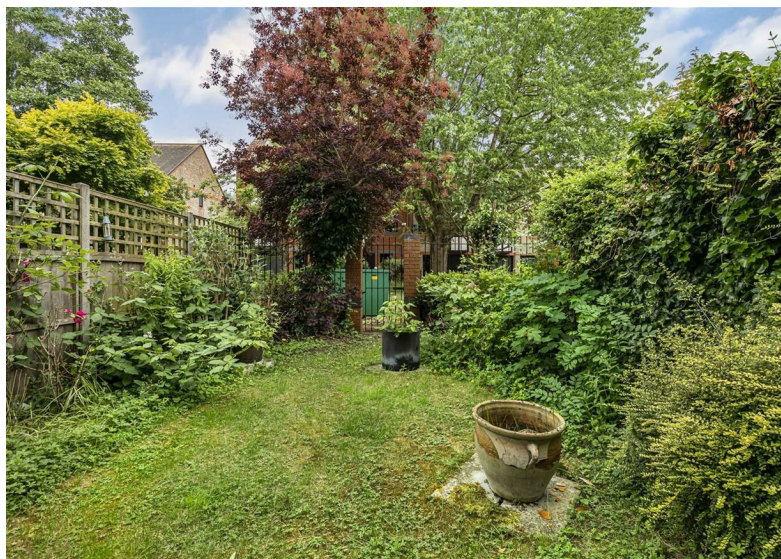
An attractive and popular three-storey riverside property, situated on a Thameside development, fronting onto a millstream. Heron Island is a private riverside development with well-kept communal areas, fronting the River Thames and a small millstream. It is located within walking distance of Reading mainline station, the town centre, and Caversham. All properties benefit from their own individual gardens and are freehold.

The accommodation is arranged over three floors and requires general refurbishment. The property features an integrated garage, an enclosed rear garden, 3 bedrooms (of which one is ensuite), a garden room to the ground floor with its own washroom/toilet and could also double up as bedroom 4, a large living room with a balcony across the whole width of the property, family bathroom, kitchen and dining area. The gas boiler was fitted in 2021, there is parking available at the front of the property and a single garage.

There is a service charge for the upkeep of the communal areas (£402.00 in 2024). EPC Rating C. Council Tax Band F.

Tenure - Freehold

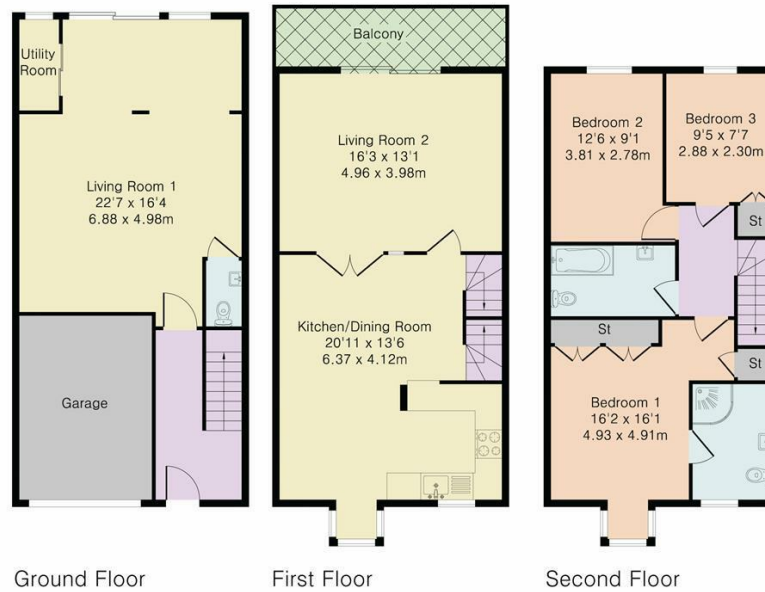




- Popular riverside development
- Walking distance of Reading mainline station
- Quiet leafy location
- Good room sizes
- Refurbishment required
- Sought after property

 3  2  3  C

Approximate Gross Internal Area 1617 sq ft – 150 sq m
 Ground Floor Area 577 sq ft – 54 sq m
 First Floor Area 520 sq ft – 48 sq m
 Second Floor Area 520 sq ft – 48 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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