



Heron Island, Caversham, Reading, RG4 8DQ

£600,000

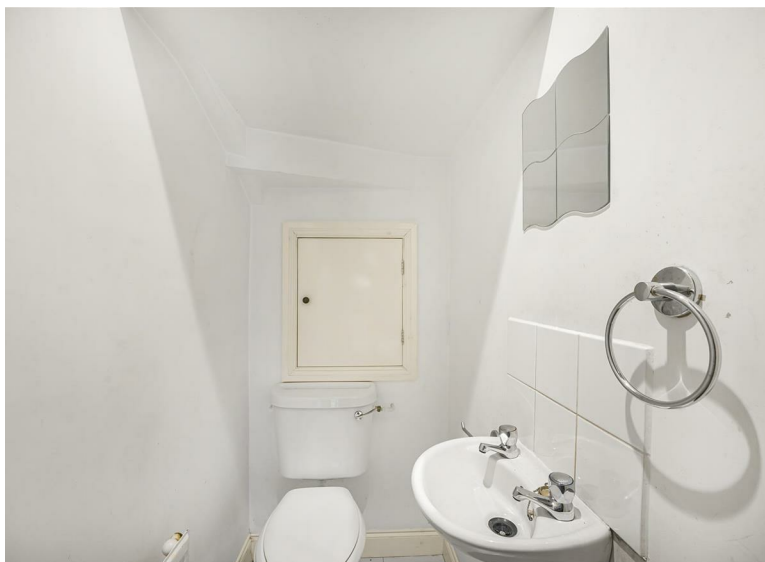
Walmsley

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A sought-after three-story riverside property located within the exclusive Heron Island development, directly overlooking a charming millstream and offering proximity to the River Thames. Heron Island is a private, well-maintained community with beautifully landscaped communal areas along the Thames. Conveniently situated within walking distance of Reading's mainline station, the vibrant town centre, and Caversham, this development combines tranquility with accessibility. Each property includes its own private garden and offers the advantage of freehold ownership. This riverside property is set over three floors. It includes an integrated garage, front parking, and an enclosed rear garden. The layout features three bedrooms and family bathroom to the second floor, one of which is en-suite, plus a garden room on the ground floor with a washroom/toilet that could also serve as a fourth bedroom. The main living area is spacious, with a full-width balcony, and there is a light and spacious kitchen/dining area. Some updating is required. The gas boiler was installed in 2021. A service charge of £402 (for 2024) covers communal area maintenance. EPC Rating C, Council Tax Band F.

Tenure - Freehold

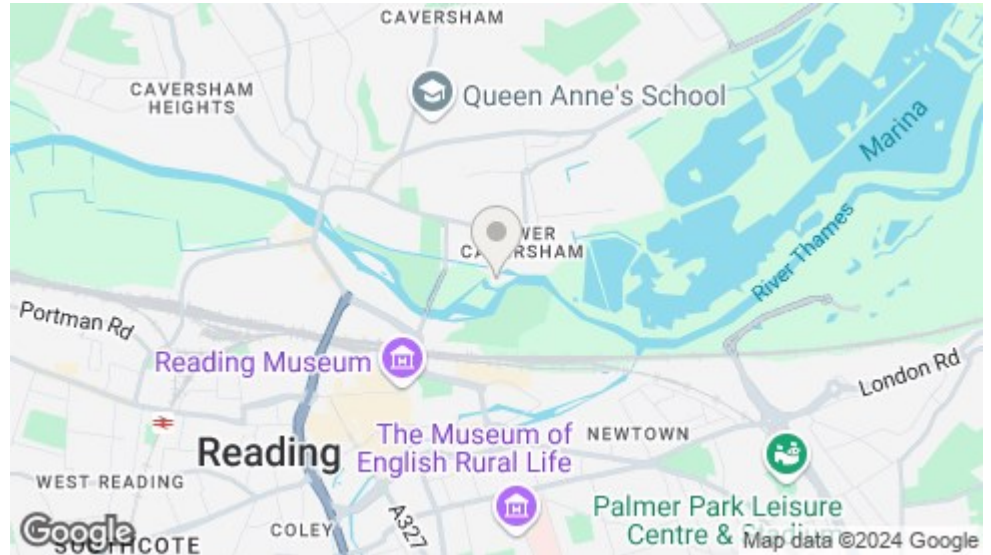




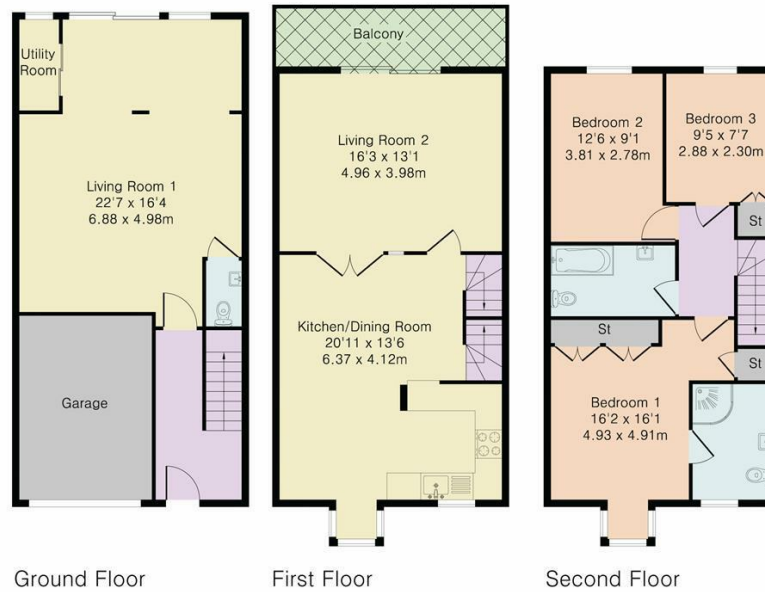
- Popular riverside development
- Walking distance of Reading mainline station
- Quiet leafy location
- Good room sizes
- Spacious property
- Sought after property







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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