



Heron Island, Caversham, Reading, RG4 8DQ

£720,000

Walmsley

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This beautifully presented executive riverside home is located within the tranquil and highly sought-after Heron Island development, offering modern and flexible accommodation set over three spacious floors. Ideally situated within easy walking distance of Caversham centre, Reading mainline train station, and The Oracle shopping centre, the property is perfectly suited to both local and London commuters. The interior comprises an entrance hall, modern fitted utility room, ground floor cloakroom, an attractive sitting room with a balcony overlooking the garden and River Thames, a contemporary kitchen/diner, a master bedroom with en-suite shower room, two further bedrooms, and a family bathroom. Additional features include an integrated single garage, off-road parking, and a beautifully maintained rear garden that leads directly to the riverside. With an EPC rating of D, Council Tax Band F, and approximately £870 per year for communal area maintenance, this exceptional riverside property combines peaceful surroundings with modern convenience and is highly recommended for early viewing.

Tenure - Freehold

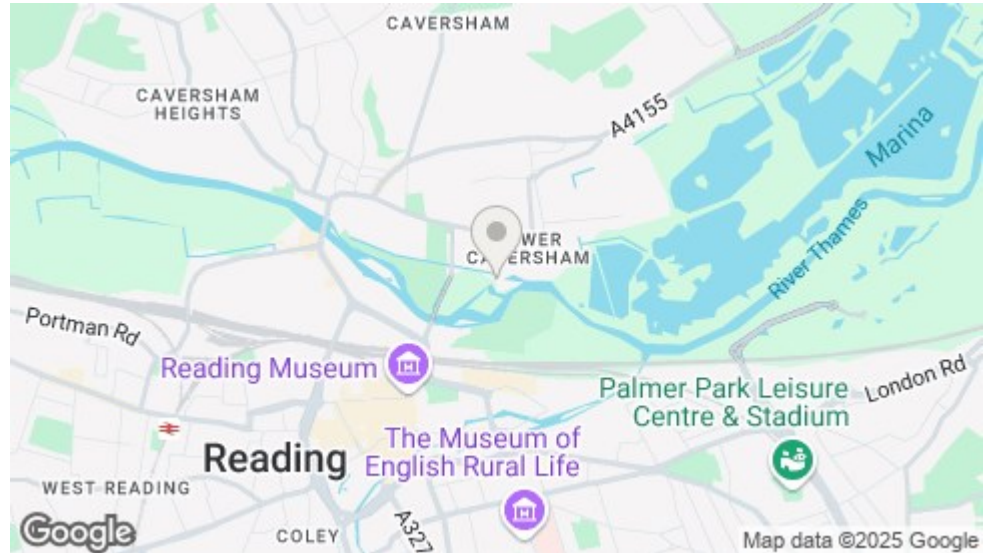




- Fabulous Riverside Location
- Three Bedrooms
- Balcony and Gardens Overlooking River
- No Onward Chain
- En-suite to Master
- Walking Distance of Reading Station
- Country Walks Close By
- Recreational and Sporting Facilities Close By







Approximate Gross Internal Area 1354 sq ft – 126 sq m
 Ground Floor Area 348 sq ft – 32 sq m
 First Floor Area 503 sq ft – 47 sq m
 Second Floor Area 503 sq ft – 47 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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