



Heron Island, Caversham, Reading, RG4 8DQ

£795,000

Walmsley

## Heron Island, Caversham, Reading, RG4 8DQ

A fabulous riverside property, with 27ft mooring and stunning viewings over Heron Island Marina. For those wanting a real Thames life experience this property is an ideal purchase. This modern 3 storey property is well presented and well proportioned. It comprises spacious hallway, cloakroom, utility room, family room/bedroom 4, landing, living/dining area with spacious balcony, attractive modern kitchen, second floor landing, three further bedrooms; with en-suite to master bedroom and family bathroom. There is also a very spacious loft that is boarded with storage. Externally the property benefits from an 18ft garage and fully enclosed, landscaped garden with seating area. A further noteworthy point is that Reading Lock, Hills Meadow and Christchurch recreation Parks are on the doorstep, plus the exclusive Reading Lido swimming and restaurant club is within a few minutes walk. Approximately 10 minutes' walk to the mainline station. 25 minutes fast train into Paddington. Viewing highly recommended. EPC Rating D. Council Tax band F. Heron Island service charge £56 per month

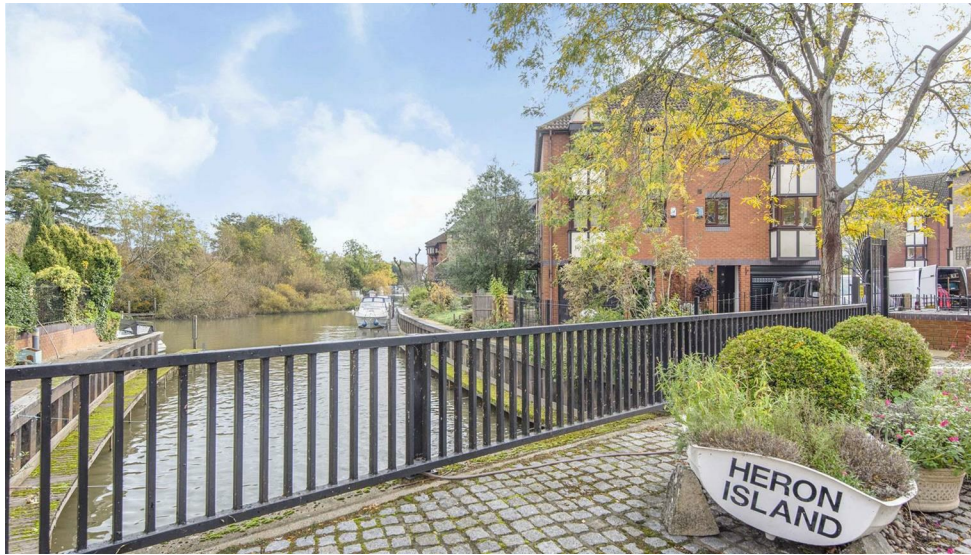
Tenure - Freehold

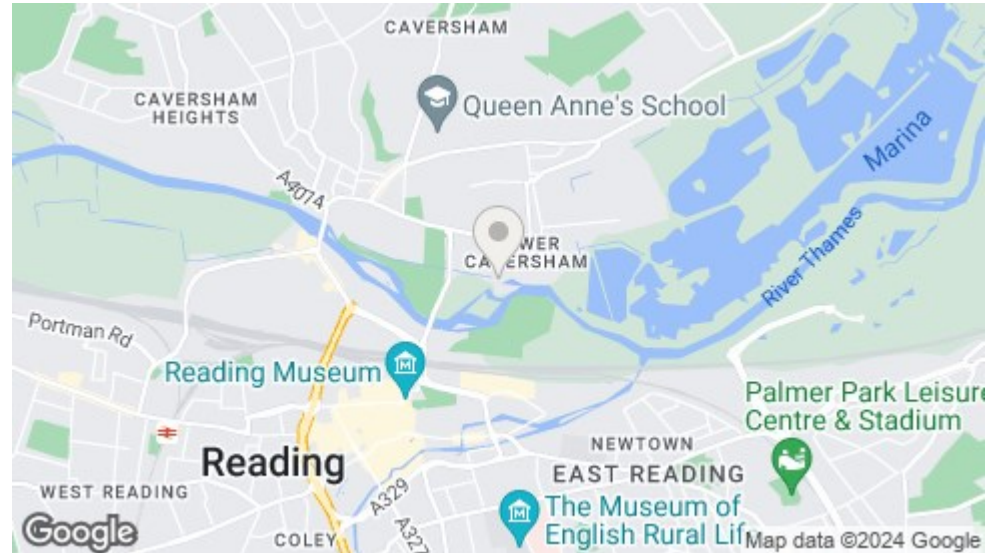
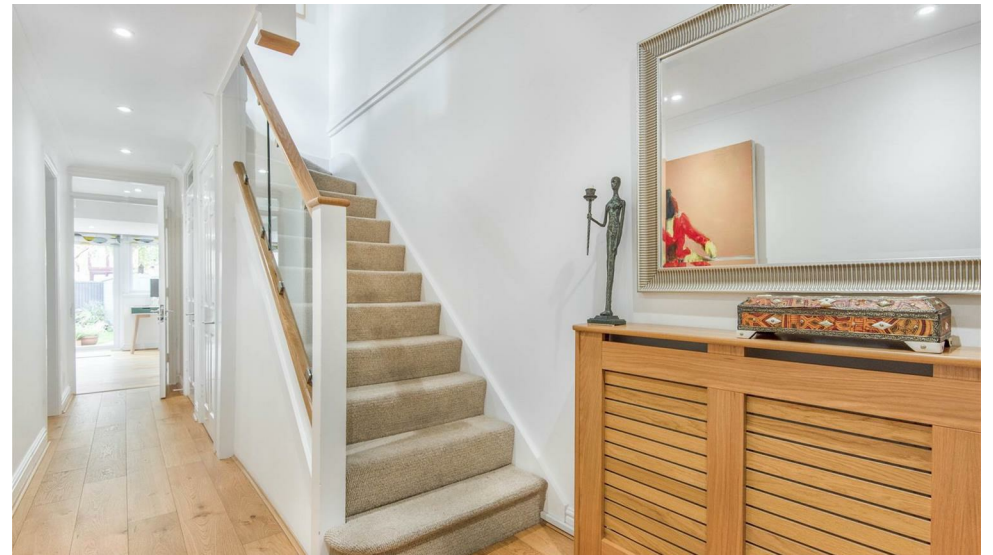




- Riverside setting
- Superb presentation
- 3/4 bedrooms
- Integral garage
- En-suite to master
- Close to the station









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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