



**Heron Island  
Caversham, Reading, Berkshire RG4 8DQ**

**Chain Free £700,000**

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GUIDE PRICE: £700,000 to £725,000: Set within this sought after development with direct views over the River Thames is this recently redecorated semi detached town house. The property is laid out over three floors and offers flexible living space. On the top floor there are three double bedrooms and two bathrooms. On the first floor there is a great sized kitchen/diner and reception room that over looks the water with a great sized terrace. On the ground floor there is the fourth bedroom, shower room, utility room and a garage. To the rear there is an easy to maintain paved garden and direct access to the private mooring. To appreciate the space on offer call now to view.

- Easy access to central Caversham & Reading mainline station
- Flexible living space with direct water views
- Bright living room with direct terrace access
- Garage and off road parking
- EPC Rating D
- Four double Bedrooms
- Great sized kitchen/diner
- Private boat mooring & garden
- Council tax band F

## Entrance Hall



Lovely wide entrance hall with wood effect flooring and stairs to first floor, two spacious storage cupboards, doors to utility room, fourth bedroom and downstairs shower room and stable door to the garden.

## Utility Room

8'10" x 5'10" (2.7 x 1.8)



Tiled utility room with sink, washing machine, storage and door to integrated garage. Window to the side of the property.

## Bedroom four

9'0" x 10'4" (2.76 x 3.16)



Carpeted double bedroom with a window over looking the garden and ample space for wardrobes.

## Shower room

8'2" x 3'1" (2.5 x 0.95)



Downstairs shower room with tiled floor, low level WC, sink with built in storage, shower cubicle and window to the rear.

## First floor landing



Carpeted, stairs to the top floor and doors to:

## Kitchen/Diner

17'8" x 16'0" (5.4 x 4.9)



A light and airy L shaped room with a bay window to the front allowing plenty of natural light, wood flooring, ceiling spot lights and an archway to the living room.

## Kitchen area



A good sized kitchen with ample wall and base units. Roll top work surfaces with an inset sink and drainer, four ring hob, oven, extractor. Recess for the fridge freezer, and dishwasher. Wood flooring and window to the front.

## Living Room

16'0" x 12'5" (4.9 x 3.8)



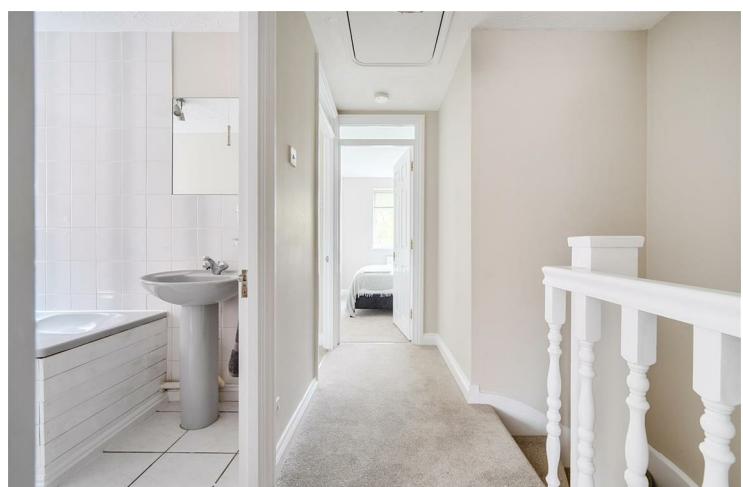
A great sized room with patio doors to the terrace with fantastic water views, feature electric fire, wood flooring, archway to the kitchen and door to the hallway.

## Terrace



Accessed from the living room with direct water views.

## Top floor landing



Carpeted, loft access and doors to:

**Bedroom one**

12'5" x 12'4" (3.8 x 3.76)



Carpeted double bedroom with square bay window offering views to the front and partial water views, ample fitted wardrobes, cupboard housing the hot water cylinder and a door to en-suite.

**En-suite**

5'8" x 6'10" (1.75 x 2.09)



Tiled en-suite with white bathroom suite comprising low level WC, sink, large shower cubicle, heated towel rail and window to the front.

**Bathroom**

4'11" x 9'10" (1.5 x 3.01)



Tiled bathroom with grey bathroom suite comprising bath with shower over, low level WC, pedestal sink and window to the side.

**Bedroom two**

13'2" x 9'10" (4.03 x 3.01)



Carpeted double bedroom with large window overlooking the river and private moorings to the rear of the property and ample space for wardrobes.

**Bedroom three**

7'10" x 11'5" (2.4 x 3.5)



Carpeted double bedroom with window to rear overlooking the river and fitted wardrobes.

**Garden**



A good sized south west facing patio garden that over looks the water that is ideal for summer entertaining. There steps down to mooring for one boat.

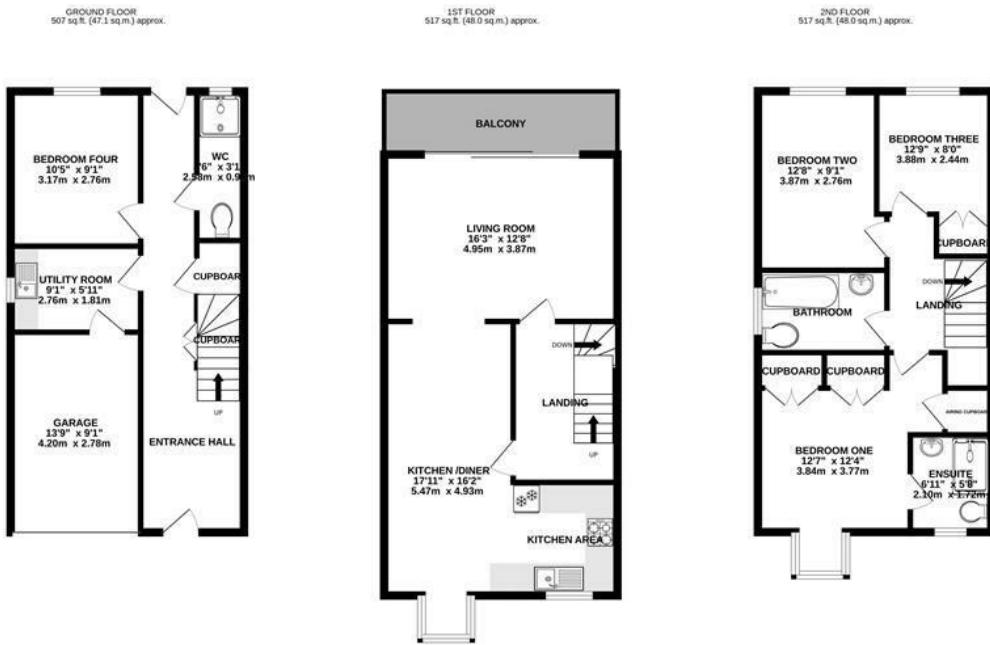
**Services**

Water. Mains  
Drainage. Mains  
Electricity. Mains  
Heating. Gas

Private Road - service charge £987.43

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom



TOTAL FLOOR AREA: 1541 sq ft. (143.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, equipment and fixtures shown have not been tested and no guarantee can be given for their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

