

HERON ISLAND, CAVERSHAM, READING, RG4 8DQ
GUIDE PRICE **£860,000** FREEHOLD

FOUR BEDROOM TOWN-HOUSE IN CAVERSHAM WITH BEAUTIFUL RIVER VIEWS

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DESCRIPTION:

This beautiful four-bedroom riverside home, offering direct river frontage and private mooring rights within easy reach of Reading Station is being sold with no chain complications. This delightful home offers spacious and flexible accommodation set over three floors, featuring south-facing terraces and balconies with views of the River Thames.

The ground floor comprises an entrance hall, a cloakroom, and a second kitchen/utility room with integrated appliances. An inner hallway leads to a shower room, double garage, and a sitting room with patio doors opening onto the terrace perfect for outdoor entertaining and giving access to a mooring pontoon with mooring for a boat of up to 40ft. On the first floor there is a bright spacious dual aspect living room with two patio doors opening onto Juliet balconies overlooking the river, and another door opening to a balcony. There is an open-plan kitchen/dining room complete with a range of high-spec. integrated appliances and granite worktops. On the second floor, there are four double bedrooms, the master with a contemporary en-suite bathroom and a further family bathroom. The second floor landing also provides access to the loft space.

To the front, the property offers a driveway with space for two cars and a large double garage. At the rear, you'll find a beautifully tiered decked terrace leading to an inlet from the River Thames.

Heron Island is an exclusive and highly sought-after development, conveniently located close to Reading station and within walking distance of the vibrant centre of Caversham with its excellent selection of restaurants, cafes and bars.

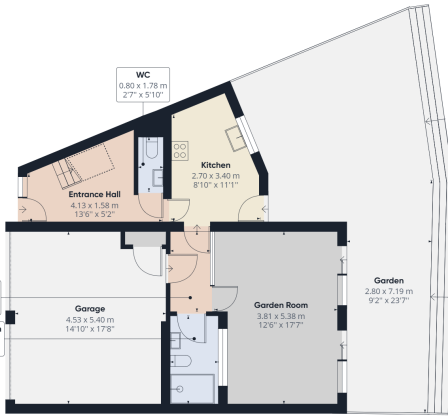
AT A GLANCE

- Four Bedroom Three Storey Townhouse
- River Frontage
- Mooring for a Boat up to 40ft. in Length
- Three Bathrooms
- Kitchen/Diner
- Lounge with Balcony
- Double Garage and Driveway Parking
- No Chain

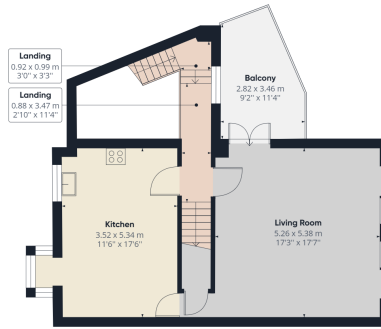




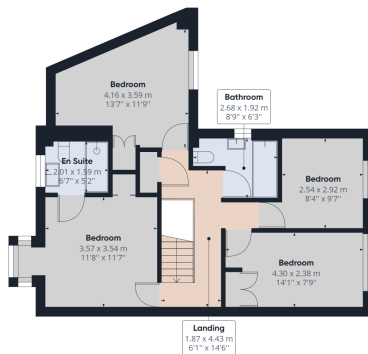




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

2028.53 ft²

188.46 m²

Reduced headroom

11.05 ft²

1.03 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

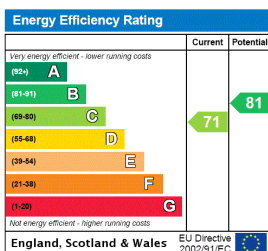
Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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