



Fair Isle Way, Reading, RG2 0GB

Offers in excess of £500,000 *Freehold*

Modern four bedroom, two bathroom townhouse located in the popular Kennet Island development.

A modern four-bedroom family home situated within the sought-after Kennet Island development. The property is ideally positioned close to Junction 11 of the M4 and Green Park, with excellent transport links into Reading town centre via regular bus services and well-connected cycle routes.

Constructed by Berkeley Homes, the property is well-presented throughout. The ground floor comprises a contemporary fitted kitchen with integrated appliances and direct access to the private rear garden, a spacious lounge/dining room, and a downstairs WC.

The first floor offers three well-proportioned bedrooms and a modern three-piece family bathroom. The principal bedroom occupies the second floor and benefits from an en suite shower room and a generous walk-in wardrobe.

Externally, the rear garden offers a low maintenance space ideal for entertaining and the property further benefits from two off-road parking spaces located to the front of the house. This contemporary home in this convenient setting would suit a growing family and is being sold with no chain complications.

KEY FEATURES

- 4 Bed Semi-Detached Town House in the popular Kennet Island development
- Built by renowned Berkeley Homes
- Excellent transport links with easy access to Junction 11 of the M4, Green Park, and Reading Town Centre
- Contemporary fitted kitchen with integrated appliances and access to a private rear garden
- Spacious lounge/dining room ideal for modern family living and entertaining
- 3 well-proportioned bedrooms and a modern family bathroom on the first floor
- Impressive principal bedroom suite occupying the second floor with en suite and walk-in wardrobe

4 1 2



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MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	81	81
EU Directive 2002/91/EC		

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