



15 Heron Way, Reading, Berkshire, RG1 6DY
Guide Price £425,000 Freehold

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Residential Sales & Lettings

- Three double bedrooms
- Bright Conservatory Overlooking Rear Garden
- Ground Floor Cloakroom
- Garage & Gym/Home Office
- Ample Driveway Parking

- Spacious Living Area
- Modern Kitchen/Breakfast room
- Landscaped Rear Garden
- Storage Area
- Sought After Cul-De-Sac Location

A well presented three-bedroom semi-detached home, ideally positioned in a highly sought after cul-de-sac within the popular Coley Park area of Reading.

This well-maintained home offers an ideal blend of comfort, practicality and location. It is just over a mile from Reading town centre and the mainline train station, with excellent access to the M4 motorway being approximately a 10-minute drive. Local amenities including shops, schools, parkland, the scenic Holybrook, and picturesque countryside are all within easy walking distance, along with regular public transport links.

Accommodation comprises of an enclosed porch opening into a welcoming entrance hall with stairs to the first floor. The spacious dual-aspect living room flows seamlessly into a bright conservatory, which enjoys views over and access to the impressive rear garden. A modern fitted kitchen and breakfast room is complemented by a UPVC side door providing access to both the front and rear of the property, along with a covered lean-to area offering excellent additional storage or utility space. A ground-floor cloakroom completes the layout. Upstairs, the first-floor landing leads to three well-proportioned double bedrooms, all serviced by a stylish modern family bathroom with shower over the bath.

To the front, a generous block-paved driveway provides ample off-road parking for multiple vehicles, with additional side parking and access to a detached garage that has been adapted to include a gym or home office with electric door, power and lighting.

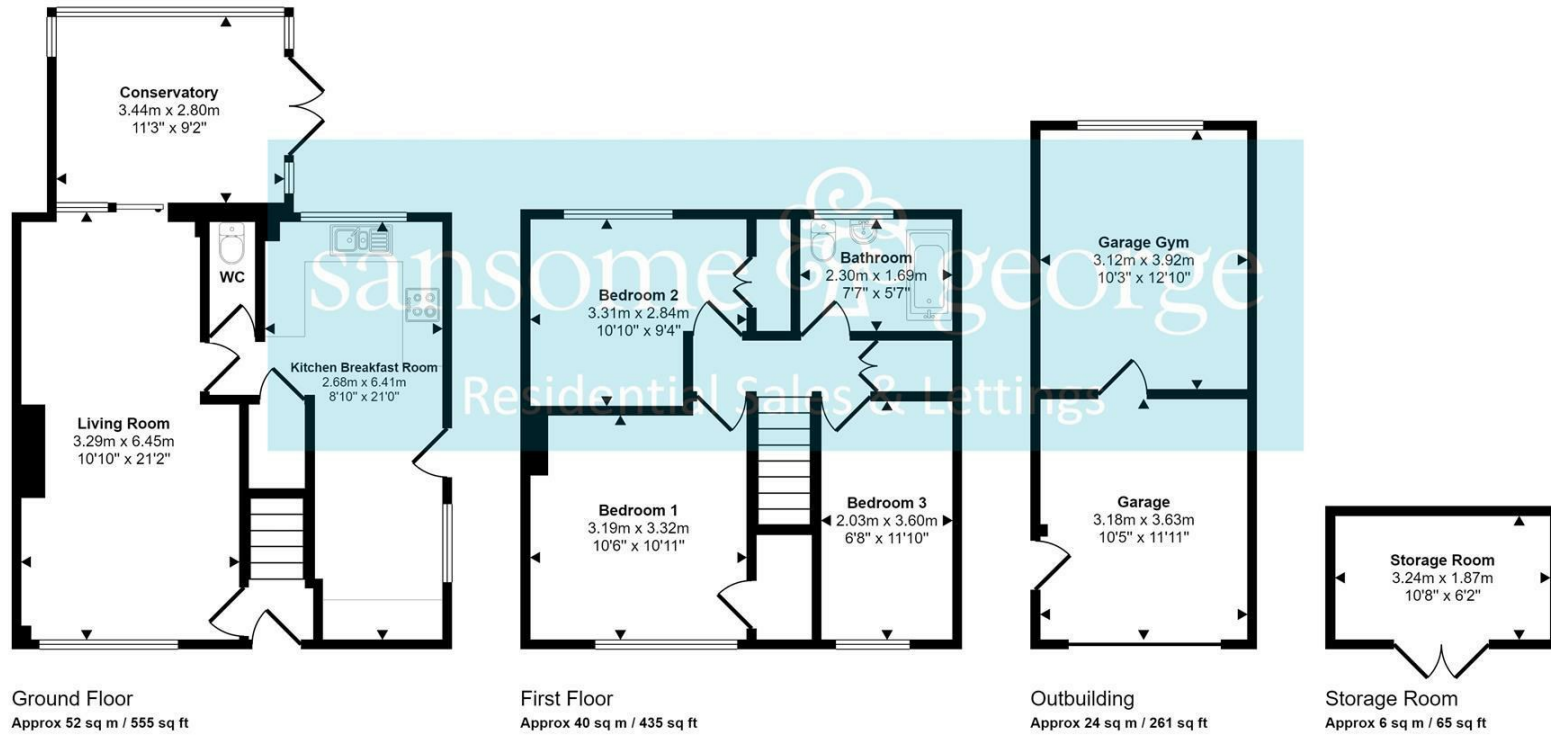
The rear garden is a particular feature of this home. The beautifully landscaped and fully enclosed garden is mainly laid to lawn with spacious patio areas perfect for outdoor entertaining, relaxing or family activities. The garden also benefits from a useful storage room and direct access to the garage conversion, offering excellent versatility. Additional features include UPVC double glazing and gas-fired central heating via radiators throughout.

Reading Borough Council Tax Band C

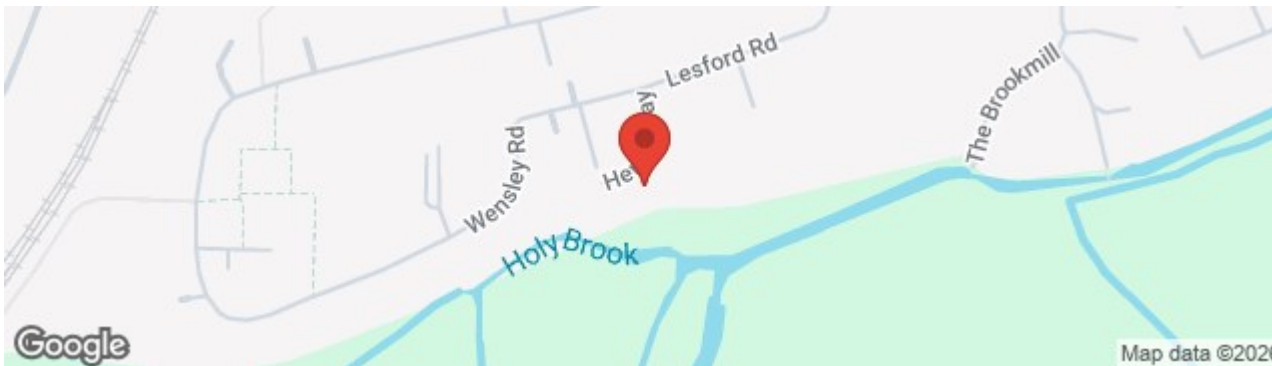
Please contact Sansome & George Estate Agents for more information or to arrange a viewing at your earliest convenience.



Approx Gross Internal Area
122 sq m / 1316 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

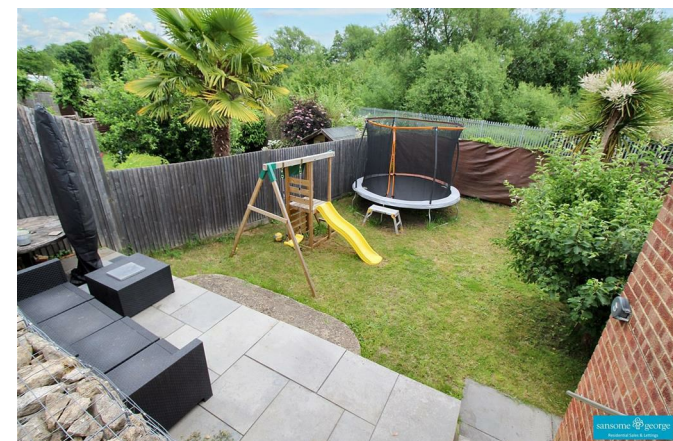
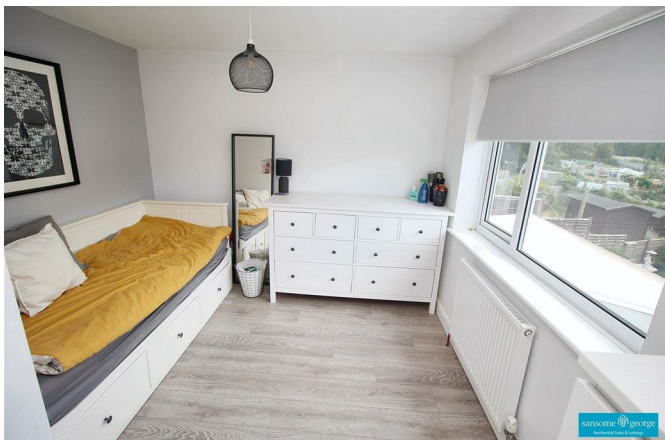


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com