



Located within the highly regarded Kennet Island development by The Berkeley Group, this well-presented four bedroom townhouse is arranged over three floors and offers bright, well-balanced accommodation ideal for modern living. The ground floor features a well-equipped kitchen alongside a spacious living/dining room, with doors opening directly onto the south facing rear garden, perfect for everyday living and entertaining. The first floor provides two bedrooms with the principal featuring an en suite, while the second floor is dedicated to two further bedrooms, served by a family bathroom. Positioned within a short walk of the central piazza, the property benefits from a dedicated bus service into Reading town centre and excellent transport connections, including easy access to the M4 and Green Park, with its recently opened railway station close by. Kennet Island is known for its attractively landscaped communal grounds, offering multiple play areas and a designated wildlife conservation area with a viewing platform overlooking wetlands and a pond, creating a strong sense of community and outdoor space. Offered to the market with no onward chain, this property presents an excellent opportunity for a wide range of buyers seeking convenience, connectivity, and a modern lifestyle.

Interested? Please contact our sales team to find out more, or to book a viewing.



- 4 Bedrooms, principal with en suite
- Living room with door to garden
- Well-equipped kitchen area
- Low maintenance garden
- Allocated parking plus communal visitors spaces
- No onward chain





Council tax band E

Council- RBC

Garden

Low-maintenance garden with side gate access and a timber storage shed.

Additional information:

Parking

2 Allocated parking space at the rear of the property and 2 visitor permits for use in the communal visitor parking bays.

Service charge:

There is a yearly service charge of approximately £800 (TBC) towards the upkeep of the communal areas including play parks, nature reserve and general landscaping.

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

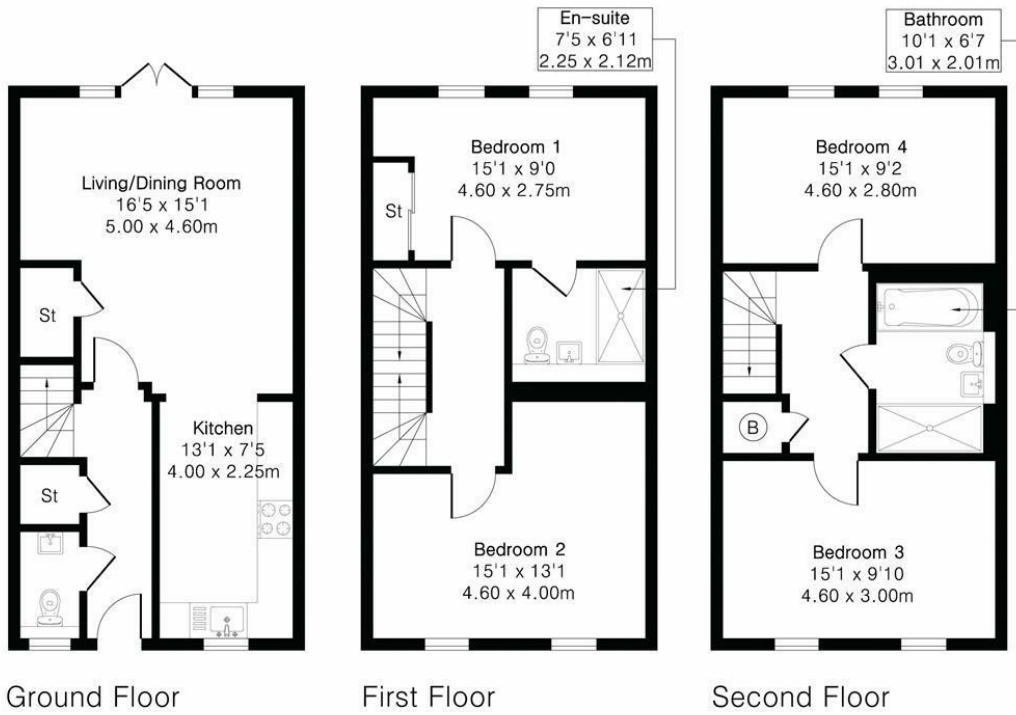
# Floorplan

## Approximate Gross Internal Area 1356 sq ft - 126 sq m

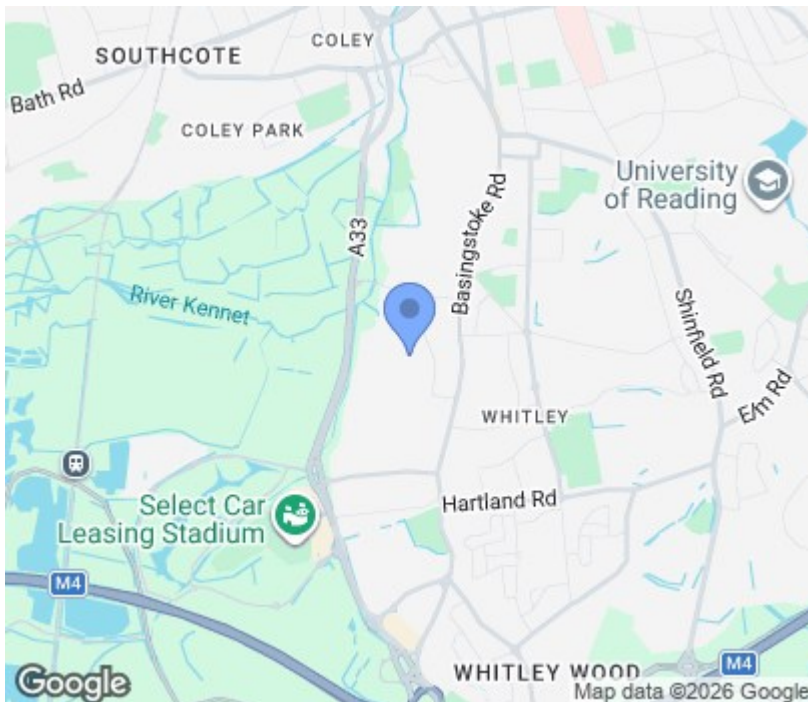
Ground Floor Area 452 sq ft – 42 sq m

First Floor Area 452 sq ft – 42 sq m

Second Floor Area 452 sq ft – 42 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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sales@haslams.net  
0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	85	
(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	

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