

**HASLAM'S**  
New Homes



Herons Lake The Green  
Theale, Reading, RG7 5JG  
£360,000





# Hérons Lake The Green

Theale, Reading, RG7 5JG

Get your Stamp Duty paid when you reserve your home before the end of October (T&Cs apply).

Silvermere House offers this stylish second-floor, two-bedroom apartment that combines comfort and convenience in a prime location. This home features a light-filled open-plan kitchen, dining, and living area with large windows and elegant finishes. Two spacious bedrooms include a principal with an ensuite, complemented by a modern bathroom, ample storage, and well-planned layouts. A private balcony overlooking the scenic lake completes this home. Ideal for first-time buyers, downsizers, or anyone seeking a low-maintenance home in a vibrant community.

Agent's notes







The floor plan shows a two-bedroom apartment. The layout includes a Living/Dining/Kitchen area, two bedrooms, a bathroom, a kitchen, and a balcony. The plan is labeled with room names and dimensions. A table on the right lists the rooms and their dimensions.

| Room                    | Dimensions (feet & inches) |
|-------------------------|----------------------------|
| Living/ kitchen/ dining | 25'0" x 13'8"              |
| Bedroom 1               | 16'9" x 9'8"               |
| Bedroom 2               | 11'2" x 9'5"               |

Please contact our Haslams New Homes Office on 0118 960 1010 if you wish to arrange a viewing appointment for this property or require further information.

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## A map showing a residential area. A red pin is located on Deadman's Ln, just north of its intersection with The Grn. To the west, Bath Rd runs vertically, labeled A340. To the east, Church St runs diagonally, with Englefield Rd and Blossom Ave branching off to the northeast. Meadow Way branches off to the southeast from Church St. The Grn runs horizontally, connecting Bath Rd and Church St. The map shows green fields, blue water bodies, and a railway line in the bottom right corner. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

### Energy Efficiency Rating

| Rating | Running Costs |
|--------|---------------|
| A      | £2 plus       |
| B      | (£1-£1)       |
| C      | (£0-£0)       |
| D      | (£5-£8)       |
| E      | (£39-£4)      |
| F      | (£21-£38)     |
| G      | (£1-£20)      |

Very energy efficient - lower running costs

Not energy efficient - higher running costs

### Environmental Impact (CO<sub>2</sub>) Rating

| Rating | CO <sub>2</sub> Emissions |
|--------|---------------------------|
| A      | £2 plus                   |
| B      | (£1-£1)                   |
| C      | (£9-£2)                   |
| D      | (£5-£8)                   |
| E      | (£39-£4)                  |
| F      | (£21-£38)                 |
| G      | (£1-£20)                  |

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

**England & Wales**

EU Directive 2002/91/EC

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