

**The Clayburn at Herons Lake,
Theale, Bedfordshire, RG7 5JG**

£595,000



4



3



2



Incentives available – enquire with our team today,

The Clayburn is a beautiful four-bedroom home that combines open-plan living with considered design touches throughout. At the heart of the home is a spacious kitchen, dining, and family area, featuring a stylish breakfast bar and two sets of elegant French doors opening directly onto the rear garden. Upstairs, the first floor offers three generous bedrooms, including bedroom 2 with its own ensuite shower room, alongside a well-appointed family bathroom. The top floor is dedicated to an impressive principal bedroom suite, complete with a private dressing area, offering a luxurious retreat from the daily bustle.

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



- Brand new lakeside community
- Four bedroom homes over two and a half stories
- Open plan layout on ground floor
- 3 off-road parking spaces
- Easy reach of Theale Station and M4 corridor
- Plenty of nearby amenities including Theale High St, Sainsburys Superstore and IKEA





Further details

Council tax band New Build

Agent's notes

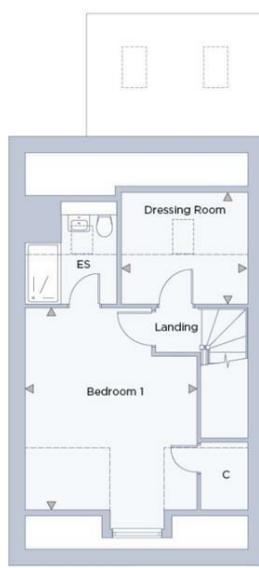
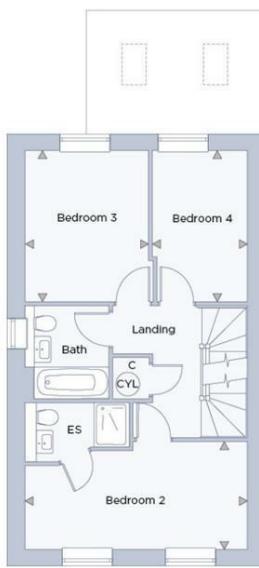
Estimated build completion: April 2025

Estate fee: TBC

Reservation Fee: Please note that to secure an offer on this property, you will be required to pay a fee of £500. For specific terms, please contact our office.

Please note some images are CGIs and are to be used as a guide only.

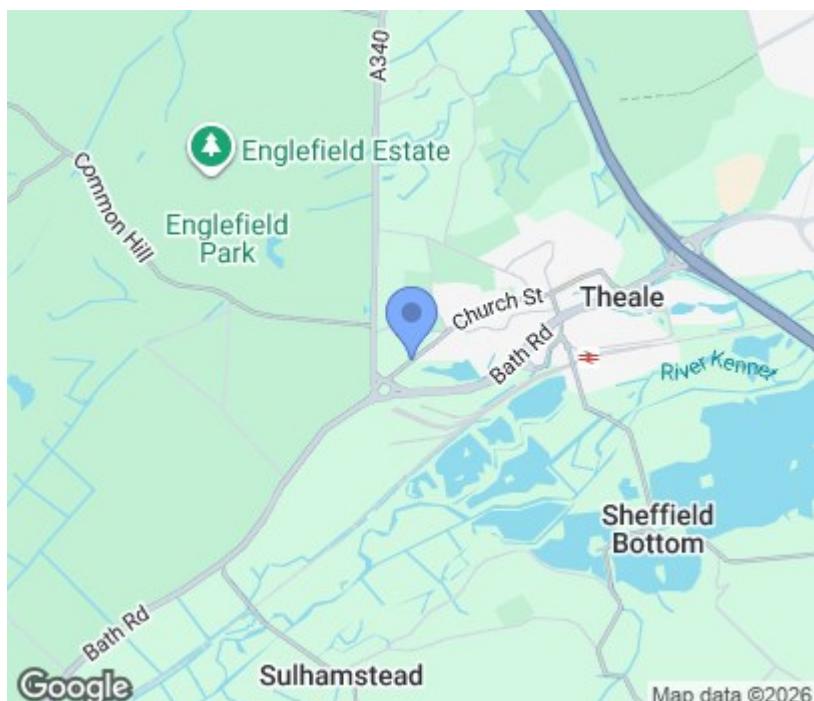
Floorplan



Ground Floor Room	Dimensions (feet & inches)
Living/ dining	23'1" x 16'7"
Kitchen	15'1" x 9'1"

First Floor Room	Dimensions (feet & inches)
Bedroom 2	16'7" x 8'0"
Bedroom 3	11'2" x 9'2"
Bedroom 4	11'2" x 7'1"

Second Floor Room	Dimensions (feet & inches)
Bedroom 1	15'2" x 12'1"
Dressing room	9'6" x 8'4"



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