

The Clayburn at Herons Lake,
Theale, Reading RG7 5JG
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£595,000



Tailor-made incentives available to get you moving*

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.

*T&Cs apply. Speak to our sales advisors for more information.

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

newhomes@haslams.net
0118 960 1010



- 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

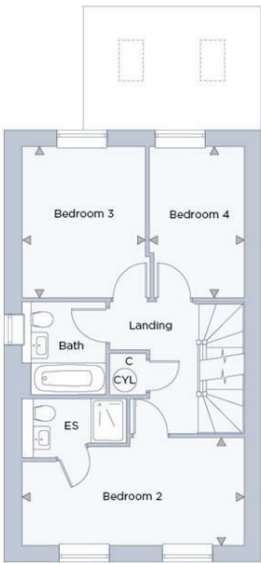
Reservation Fee: Please note that to secure an offer on this property, you will be required to pay a fee of £500. For specific terms, please contact our office.

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

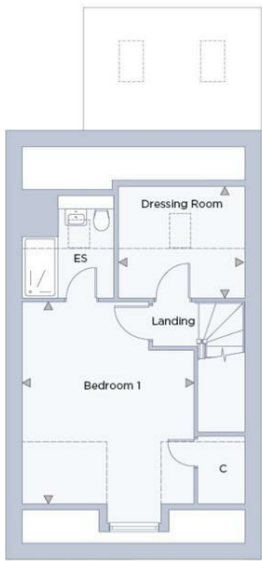
Floorplan



| 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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