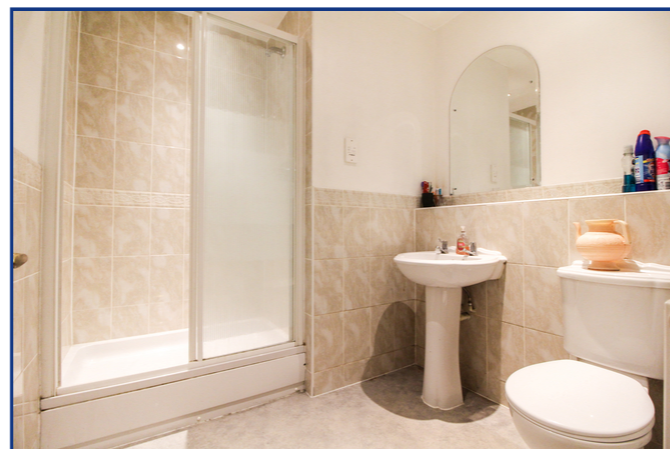


10 Clairmore Gardens, Tilehurst, Reading, Berkshire
. RG31 6YD.



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10 Clairmore Gardens, Tilehurst, Reading,
Berkshire. RG31 6YD.

£900,000 Freehold

Arins Tilehurst - Offered to the market is this well presented four double bedroom, detached family home. The property is situated on the Tilehurst/ Purley borders while being closed to a bus route which leads to Reading town centre and is a reasonable distance from Pangbourne village and Tilehurst train station. Further accommodation includes a large living room, a dining room, a family room, a kitchen, a downstairs wc, two ensuites, and a family bathroom. Other features include an integral double garage, driveway parking, a good sized rear garden, gas central heating and double glazed windows throughout.

- Four Double Bedrooms
- Kitchen
- Three Reception Rooms
- Two Ensuite Bathrooms
- Family Bathroom
- Downstairs WC
- Driveway Parking
- Double Garage

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



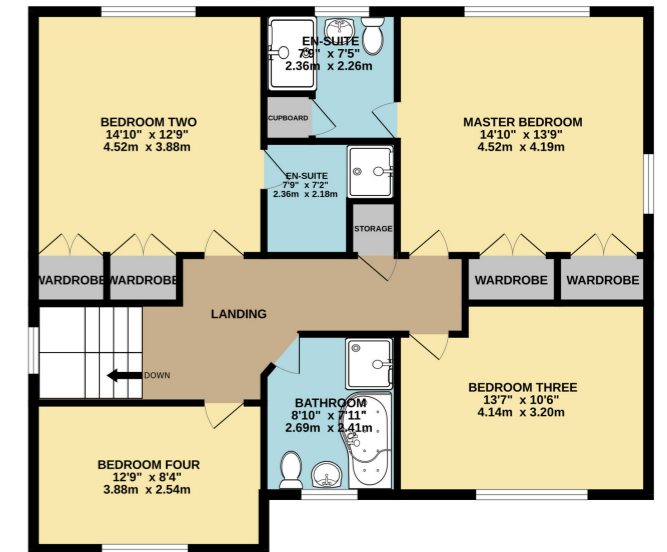
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



GROUND FLOOR
 1069 sq.ft. (99.3 sq.m.) approx.



1ST FLOOR
 941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 2010 sq.ft. (186.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Ground Floor

Entrance Hall

Side aspect double glazed window, laminated wood flooring, double radiator.

Living Room

12' 8" x 20' 4" (3.86m x 6.20m) Two rear aspect double glazed windows, side aspect double glazed window, French doors leading to garden, feature fire place, telephone point, TV point, two double radiators.

Dining Room

12' 9" x 11' 5" (3.89m x 3.48m) Front aspect double glazed bay window, telephone point, laminated wood flooring, double radiator.

Family Room

11' 4" x 15' 7" (3.45m x 4.75m) French doors leading to garden, laminated wood flooring, double radiator.

Kitchen

9' 10" x 14' 10" (3.00m x 4.52m) Rear aspect double glazed window, rear aspect double glazed window, range of base and eye level units, rangemaster cooker with built in gas hob and extractor hood, built in dish washer, built in fridge freezer, space for washing machine, space for tumble dryer, downlights, tiled floor and partly tiled walls, double radiator.

Downstairs WC

5' 1" x 3' 5" (1.55m x 1.04m) Rear aspect double glazed window, low level wc, pedestal wash basin, tiled floor, double radiator.

Double Garage

17' 0" x 17' 6" (5.18m x 5.33m) Two up and over garage doors, boiler, power.

First Floor

Landing

Side aspect double glazed window, double radiator, airing cupboard, access to loft.

Bedroom One

13' 9" x 14' 10" (4.19m x 4.52m) Side aspect double glazed window, rear aspect double glazed window, TV point, two built in wardrobes, double radiator.

En Suite

7' 9" x 7' 5" (2.36m x 2.26m) Rear aspect double glazed window, shower cubicle, pedestal wash basin, low level wc, double radiator, extractor fan, shaving point, downlights, partly tiled walls.

Bedroom Two

12' 9" x 14' 10" (3.89m x 4.52m) Rear aspect double glazed window, two built in wardrobes, double radiator.

En Suite

7' 9" x 7' 2" (2.36m x 2.18m) Shower cubicle, low level wc, pedestal wash basin, shaving point, extractor fan, double radiator, partly tiled walls.

Bedroom Three

13' 7" x 10' 6" (4.14m x 3.20m) Front aspect double glazed window, double radiator.

Bedroom Four