



**10 Clanfield Crescent, Tilehurst**

Guide Price **£600,000**





Floor 0



Floor 1

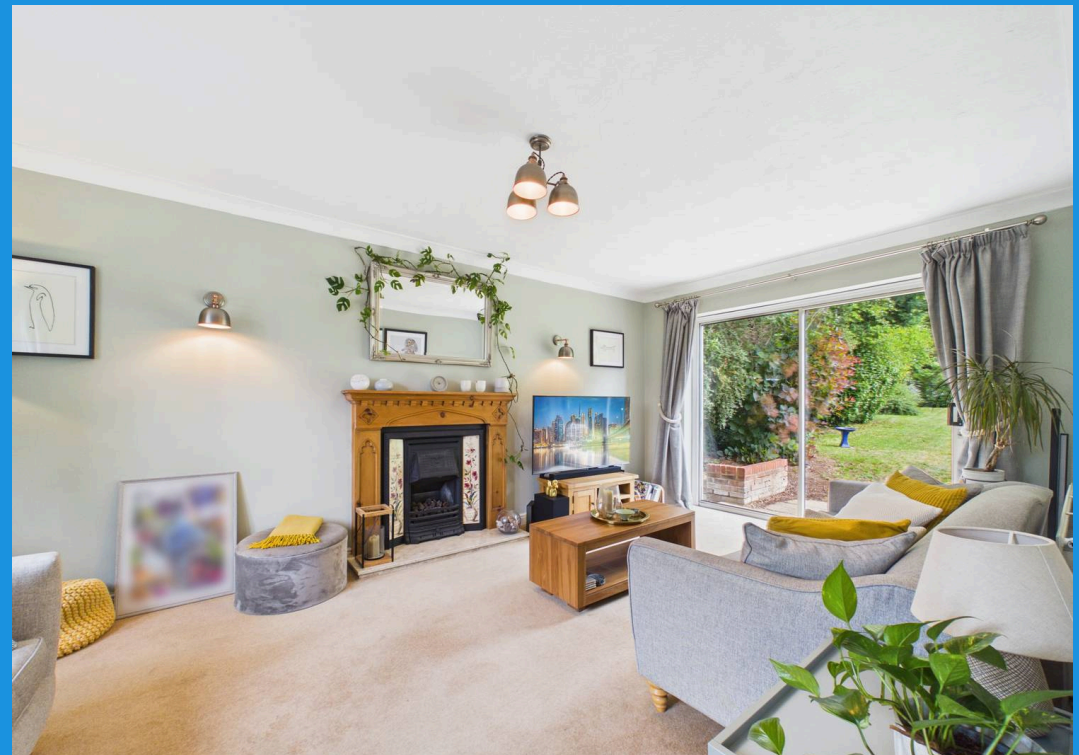
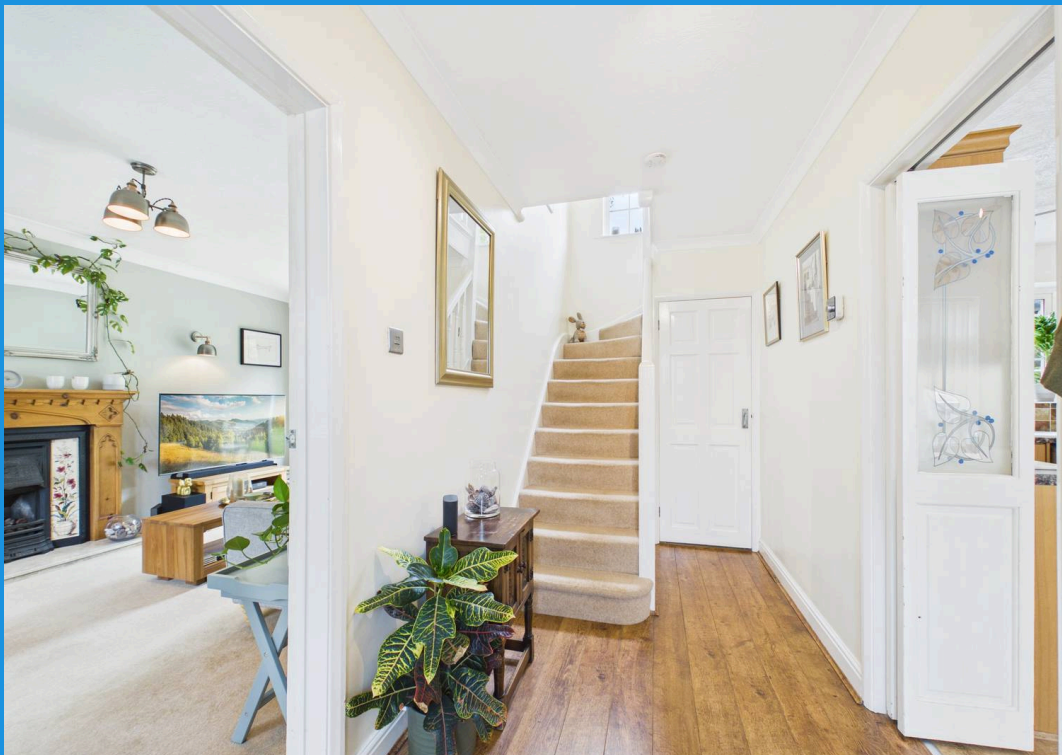


Approximate total area<sup>(1)</sup>  
1291 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Arins Property Services

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An exceptional larger-than-average three double bedroom detached family home, situated on one of the area's most sought-after roads. Beautifully presented throughout and offered with no onward chain, the property features two generous reception rooms, a bright dual-aspect living room, a well-appointed kitchen, integral garage access, and a versatile additional reception room ideal for home working. Externally, the home benefits from a substantial driveway and a stunning south-facing garden offering a high degree of privacy. Further potential exists for a double-storey side extension, subject to planning permission, making this a rare opportunity to acquire a charming and spacious home in a prime location.