



**THE
RIDINGS**
TILEHURST • READING

THE CLEMENT is a stylish 3 bedroom semi-detached home providing light and airy living space. Arranged over two floors, accommodation comprises an open-plan kitchen/dining/family room with bi-fold doors, living room with bay window and WC to the ground floor. To the first floor is a master bedroom with en-suite, a second double bedroom, single bedroom three and a family bathroom. To the exterior is a single garage with driveway parking for 2 cars and a rear garden.

THE CLEMENT is available on the following plots:

- 1
- 2
- 3
- 4

See separate site plan for plot locations.

THE CLEMENT

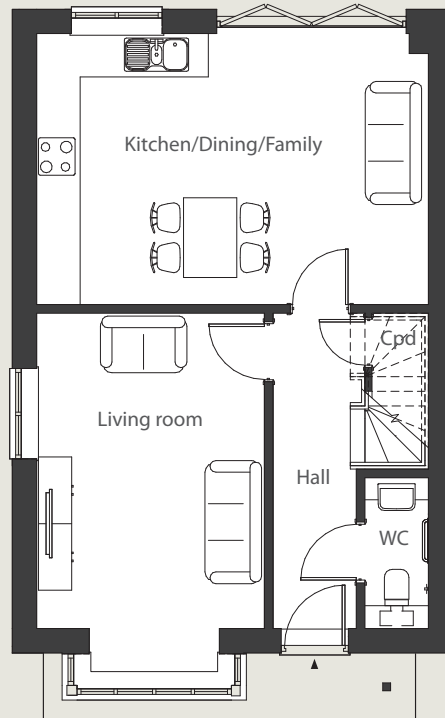
3 bedroom semi-detached house



THE CLEMENT

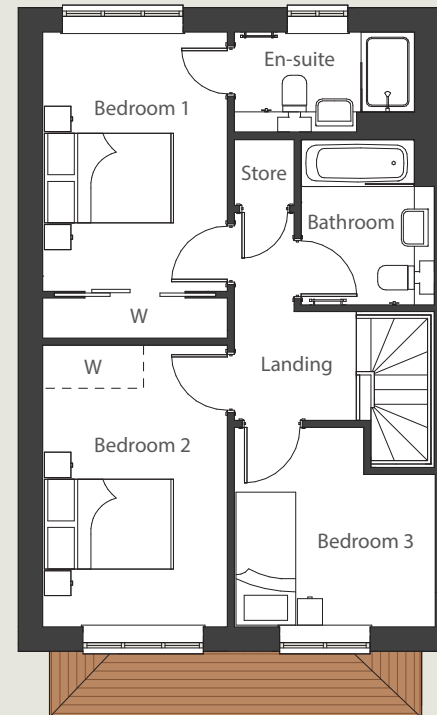
Total house area: 1,152ft²

i Plans for plots 1 & 3 shown.
Plots 2 & 4 are handed.



Ground floor

Kitchen/Dining/Family	5.92 x 4.12	19' 5" x 13' 6"
Living room	3.45 x 4.75*	11' 4" x 15' 7"*



First floor

Bedroom 1	2.80 x 4.78	9' 2" x 15' 8"
Bedroom 2	2.80 x 4.12	9' 2" x 13' 6"
Bedroom 3	3.05 x 2.91	10' x 9' 7"

*Excluding bay.

Plans are not to scale. Dimensions shown are for guidance only and may vary during construction. Furniture layout is for illustrative purposes only. External materials and finishes may differ from those shown. Customers are advised to check their individual specifications prior to making a reservation. Details correct at the time of going to press June 2018.