



**Worrall Way, Lower Earley Reading RG6 4AW**



**welcome to**

**Worrall Way, Lower Earley Reading**

Situated in a quiet cul-de-sac and ideally located for schools and local amenities is this CHAIN FREE home. The property benefits from cloakroom, conservatory overlooking the south-westerly garden, kitchen, lounge, three bedrooms, garage and a driveway.





## Entrance Hall

## Cloakroom

## Lounge

15' 1" x 11' 8" ( 4.60m x 3.56m )

## Conservatory

14' 6" x 9' 6" ( 4.42m x 2.90m )

## Kitchen

15' x 8' 7" ( 4.57m x 2.62m )

## Landing

## Master Bedroom

12' x 8' 10" ( 3.66m x 2.69m )

## Bedroom Two

11' 10" x 8' 4" ( 3.61m x 2.54m )

## Bedroom Three

8' 11" max x 6' ( 2.72m max x 1.83m )

## Enclosed Garden

## Garage

Total floor area 97.6 m<sup>2</sup> (1,051 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Worrall Way, Lower Earley Reading

- No Chain
- Cloakroom
- Conservatory
- Garage and Driveway Parking
- Cul-de-sac location

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£450,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LOE108419 - 0004

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