



**bespoke** Estate Agents

19 Worrall Way, Lower Earley  
£475,000



## 19 Worrall Way

Lower Earley, Reading

Beautifully presented three-bedroom, two-bathroom link detached family home occupying a superb position in a peaceful cul-de-sac overlooking open green space. Featuring two reception rooms, a landscaped rear garden, garage and driveway parking, this wonderful home is perfectly placed within walking distance of Hillside Primary School, local shops, the Asda shopping complex and everyday amenities.

Council Tax band: D Tenure: Freehold EPC: D

- Three bedroom detached family home in a peaceful cul-de-sac overlooking open green space
- Spacious living room with French doors opening onto a beautifully maintained rear garden
- Separate dining room with charming box bay window enjoying views across the green
- Well-appointed kitchen with ample storage and generous workspace, perfect for modern family living
- Principal bedroom with en-suite shower room, fitted wardrobes and lovely views towards Pearmans Copse
- Landscaped rear garden with patio, lawn, greenhouse and mature planting, ideal for relaxing and entertaining
- Garage with light, power, eaves storage and personal door to the rear garden, plus private driveway parking
- Just a short walk to Hillside Primary School, the Asda shopping complex and a wide range of local amenities
- Wonderful position bordering open green space, offering a greater sense of privacy and an attractive outlook
- Excellent access to Reading town centre, Green Park, the M4, local bus routes and nearby countryside walks

### Entrance Hall

Step inside and you're welcomed by a bright, inviting entrance hall that immediately sets the tone for the rest of the home. Clean lines, soft neutral décor and natural light create a wonderful first impression, while the practical cloakroom and internal garage access make everyday family life that little bit easier.

### Living Room

15' 9" x 9' 10" (4.80m x 3.00m)

A wonderfully light and comfortable living room, perfectly positioned to overlook the garden. French doors create a seamless connection between inside and out, making this a room that adapts effortlessly through the seasons. Whether it's a cosy evening with the doors closed or summer entertaining flowing out onto the patio, this is a space designed for relaxing together.

### Dining Room

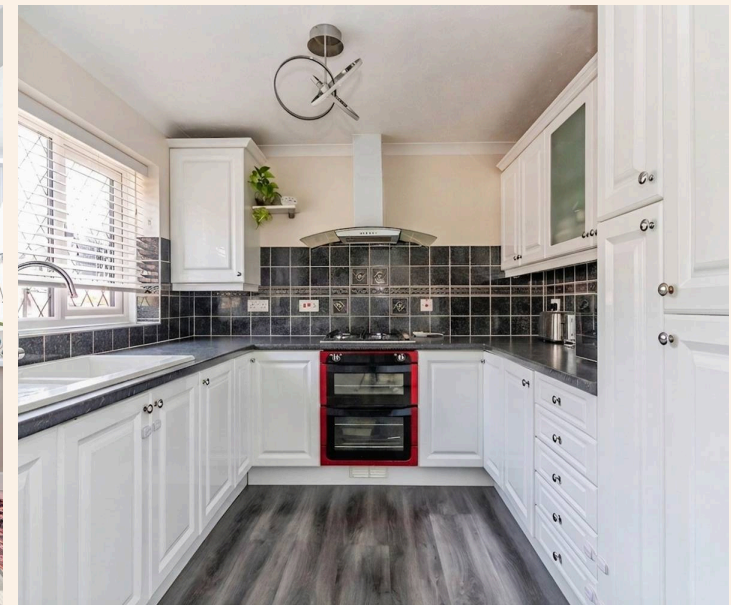
12' 2" x 9' 2" (3.70m x 2.80m)

The separate dining room provides the perfect setting for everything from family meals to celebrations with friends. A charming box bay window overlooks the open green space to the side, creating a lovely spot to enjoy your morning coffee or simply watch the changing seasons. Double doors connect beautifully with the living room, allowing you to create one large entertaining space or two more intimate rooms depending on the occasion. It's a flexible layout that suits modern family life.

### Kitchen

9' 2" x 8' 6" (2.80m x 2.60m)

Thoughtfully designed to make the most of the available space, the kitchen offers plenty of worktop space, generous storage and views over the front garden. Everything is within easy reach, making it equally suited to busy weekday mornings or preparing meals while staying connected with the rest of the home.



### Cloakroom

Conveniently positioned off the hallway, the ground floor cloakroom is ideal for family living and visiting guests.

### Landing

The first floor landing feels bright and airy, with a side window allowing natural light to fill the space and create a welcoming connection between all three bedrooms and the bathrooms. A hatch provides access to the boarded loft, which has been recently insulated, offering valuable additional storage for seasonal items and everyday essentials.

### Bedroom 1

13' 1" x 8' 10" (4.00m x 2.70m)

A peaceful principal bedroom offering fitted wardrobes and the added luxury of a private en-suite shower room. Additional built-in wardrobes provide even more storage, helping to keep the room feeling uncluttered and organised. Positioned at the rear of the property, it enjoys wonderful views across the garden and towards Pearmans Copse, creating a peaceful backdrop and a relaxing retreat at the end of the day.

### En-suite

Finished in a clean, contemporary style, the en-suite provides the convenience of a private shower room, helping busy mornings run that little bit more smoothly. Window to side provides natural light and ventilation.

### Bedroom 2

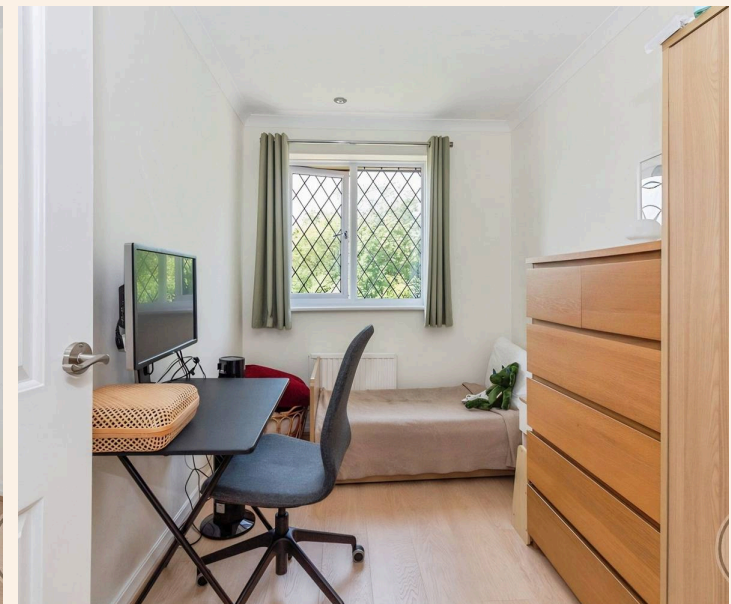
9' 6" x 9' 2" (2.90m x 2.80m)

A generous second double bedroom overlooking the front, ideal for family, guests or older children wanting their own comfortable space.

### Bedroom 3

10' 2" x 6' 7" (3.10m x 2.00m)

Currently arranged as a home office and children's bedroom, Bedroom Three demonstrates the flexibility many buyers are looking for today. Whether you need a nursery, study, hobby room or child/guest's bedroom, it adapts easily to changing lifestyles. Enjoying delightful views across the rear garden towards Pearmans Copse, it's a superb room in its own right, offering a peaceful outlook that's a pleasure to wake up to or work from every day.





### **Bathroom**

Serving the remaining bedrooms, the family shower room is both spacious and well presented. Rather than a bath, it features a generous walk-in corner shower, providing a practical layout that's perfectly suited to modern family life. Its excellent proportions ensure the room feels bright and comfortable.

### **Garage**

Accessed via an up-and-over door, the garage provides valuable secure parking or additional storage, with the added benefit of light and power, generous eaves storage, and a personal door giving direct access to the rear garden. Whether used for vehicles, hobbies, a workshop or simply keeping everyday essentials neatly tucked away, it's a practical and versatile addition to the home.

### **Garden**

The beautifully landscaped rear garden has been thoughtfully designed to offer the perfect balance of relaxation, entertaining and family enjoyment. A generous patio provides an ideal space for al fresco dining and summer barbecues, while the well-maintained lawn is bordered by mature planting, creating a colourful and private setting throughout the seasons. A greenhouse offers an opportunity for keen gardeners, and gated side access provides added convenience with easy access between the front and rear of the property. Whether you're watching children play, enjoying a morning coffee or unwinding at the end of the day, this is a garden designed to be enjoyed all year round.

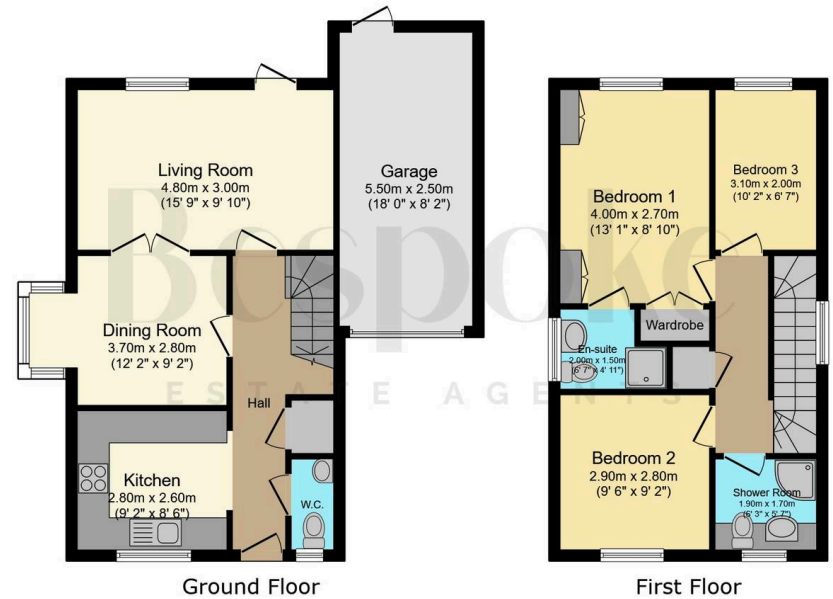
### **DRIVEWAY**

#### **2 Parking Spaces**

A private driveway provides off-road parking and leads directly to the garage, ensuring everyday convenience for homeowners and visitors alike. Whether arriving home with the weekly shopping or welcoming family and friends, the ample parking and easy access add to the practicality of this well-designed home.







Total floor area: 98.0 sq.m. (1,055 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io