

22 Worrall Way, Lower Earley, Reading, Berkshire.
RG6 4AW.



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. RG6 4AW.

£385,000 Freehold

****NO ONWARD CHAIN**** Situated in a pleasant cul-de-sac is this extremely well presented and rarely available two bedroom link-detached home, that would make an ideal purchase for first time buyers. The property has undergone major improvements by the current owners, to include a refitted kitchen, new flooring throughout, new internal doors and a landscaped rear garden with a bar area. The property is ideally located within walking distance of the Asda Complex, Loddon Valley Leisure Centre, Library and Doctors Surgery. Bus Routes into Reading Town Centre are also within walking distance. Reading & Wokingham Town Centres, the A329M, M4 and A33 to Basingstoke are all easily accessible. Ground floor accommodation includes an entrance hall, lounge, refitted kitchen/dining room. To the first floor there are two good sized bedrooms and a modern bathroom. Further benefits include, gas central radiator heating, driveway parking, and a single garage with access from garden.

- Link Detached Home
- No Onward Chain
- Extremely Well Presented Throughout
- Refitted Kitchen
- Modern Family Bathroom
- Garage & Driveway Parking
- Cul-de-sac Location
- Close To Amenities & Bus Routes
- Close To M4 Junction 11
- Landscaped Garden With Bar

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

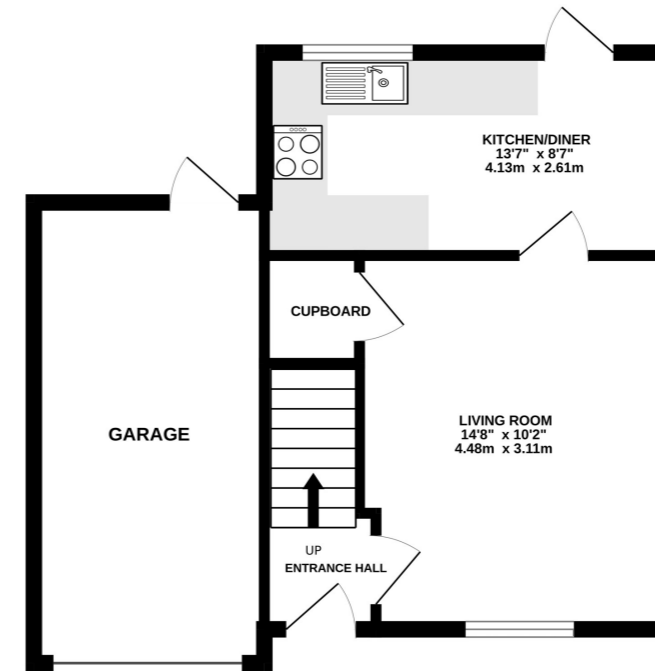
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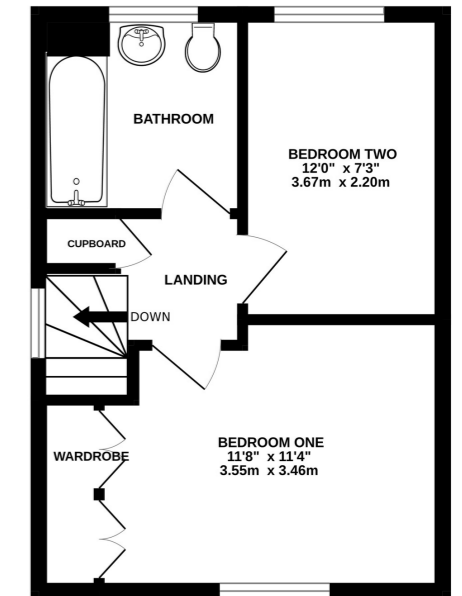
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GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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

Lounge

4.48m x 3.11m (14' 8" x 10' 2")

Kitchen/Dining Room

4.13m x 2.61m (13' 7" x 8' 7")

First Floor

Landing

Bedroom One

3.55m x 3.46m (11' 8" x 11' 4")

Bedroom Two

3.67m x 2.20m (12' 0" x 7' 3")

Bathroom

Outside

Front Garden

Rear Garden

Garage & Driveway

Council Tax Band

C

