

Luckmore Drive, Earley, RG6 7RP

£975,000

Located in this sought-after tree-lined address in the favoured Aldrungton and Maiden Erlegh catchment area of Earley is this impressive detached family home which is for sale for the first time in 40 years. Set back from the road with a driveway approach, the well-appointed home stands on a total plot of 0.27 acre and offers the opportunity for individual improvement and upgrading. The well-planned home offers generous ground floor accommodation that incorporates 4 reception rooms alongside a kitchen-breakfast room and a conservatory. Upstairs, there are 5 bedrooms and the principal bedroom suite boasts a dressing area and bathroom. The gardens are established and enjoy a high degree of privacy with a south-easterly aspect while the driveway parking is complimented by a carport and a single garage. The property is ideally positioned for the University campus, local park, shops and lakeside walks as well as excellent transport links with M4 access and Earley station nearby.

Additional information (Part B) Services: Gas - mains Water – mains Drainage – mains Electricity - mains Heating - Gas

Broadband connection available (information obtained from Ofcom): Ultrafast – Fibre to the premises (FTTP)

For an indication of specific speeds and supply of broadband and mobile, we recommend buyers go to the Ofcom website "Broadband and mobile coverage checker"













- 5 Bedrooms, principal with en suite bathroom
- 23' Living room with fireplace
- 3 Further reception rooms and a Conservatory
- 22' Kitchen-breakfast room
- Total plot 0.27 acre with private south easterly aspect garden
- Garage & Driveway parking; No onward chain



Google Bluesky, Maxar Technologies, The GeoInformation Grou









Additional information (Part C)

The sellers informs us that the right-hand flank of the property underwent remedial repair via their insurers in 2023. The issue was caused by clay shrinkage due to moisture demands of nearby vegetation and the implicated vegetation was removed and the stability of the property was confirmed following a period of monitoring and a certificate of structural adequacy was issued. For further information please contact the sales team.

We understand the garage roof may contain asbestos and there are a number of Artex ceilings in the property. It will be the prospective purchasers responsibility to investigate and satisfy themselves and their lender.

There is a restrictive covenant on the title which states -No noxious noisy or offensive trade or business, no hut or temporary dwelling, no buildings intended for human habitation unless of brick cement

Garden

Enjoying a south-easterly aspect the garden extends to approximately 95' in depth and at the widest point is 101' and incorporates a paved patio terrace with steps leading down to the lawned garden with a rear door to the garage. There is a small ornamental pond and a summer house in need of repair, a greenhouse and a useful storage shed/workshop.

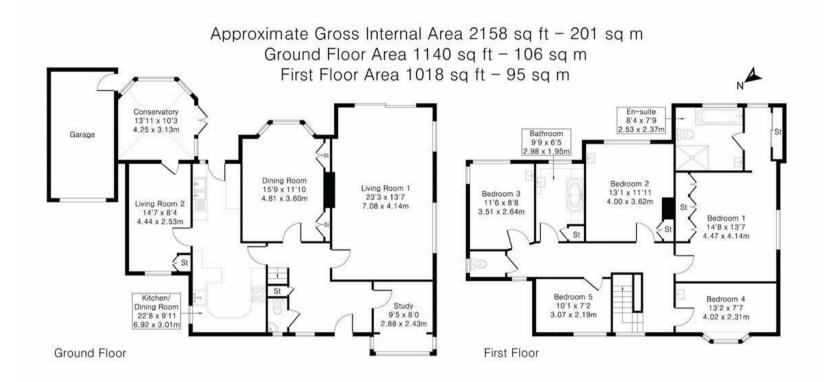
Parking

The property has a pressed concrete driveway with parking for multiple vehicles with a single garage and a carport.









Although Pink Plan Itd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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