

HASLAM'S
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23, Luckmore Drive, Reading, RG6 7RP

£925,000

Located in this sought-after tree-lined address in the favoured Aldryngton 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 car-port 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.

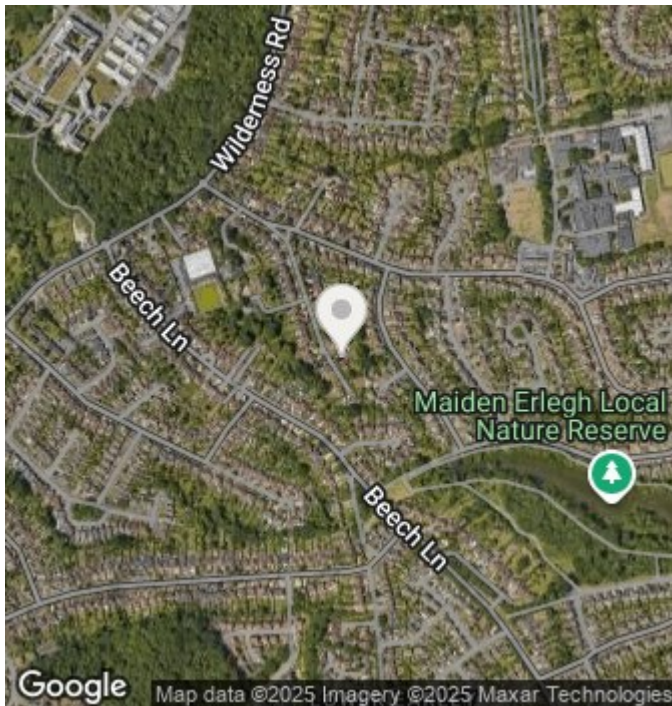




- 5 Bedrooms, principal with en suite bathroom
- 23' Living room with fireplace
- 3 Further reception rooms and a Conservatory
- 22' Kitchen-breakfast room
- Total plot 0.27 acre with private south easterly aspect garden
- Garage & Driveway parking; No onward chain



Council tax band G
Council- Wokingham





Additional information

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”

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

Approximate Gross Internal Area 2158 sq ft – 201 sq m
Ground Floor Area 1140 sq ft – 106 sq m
First Floor Area 1018 sq ft – 95 sq m



Although Pink Plan Ltd 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F	G	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.