



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

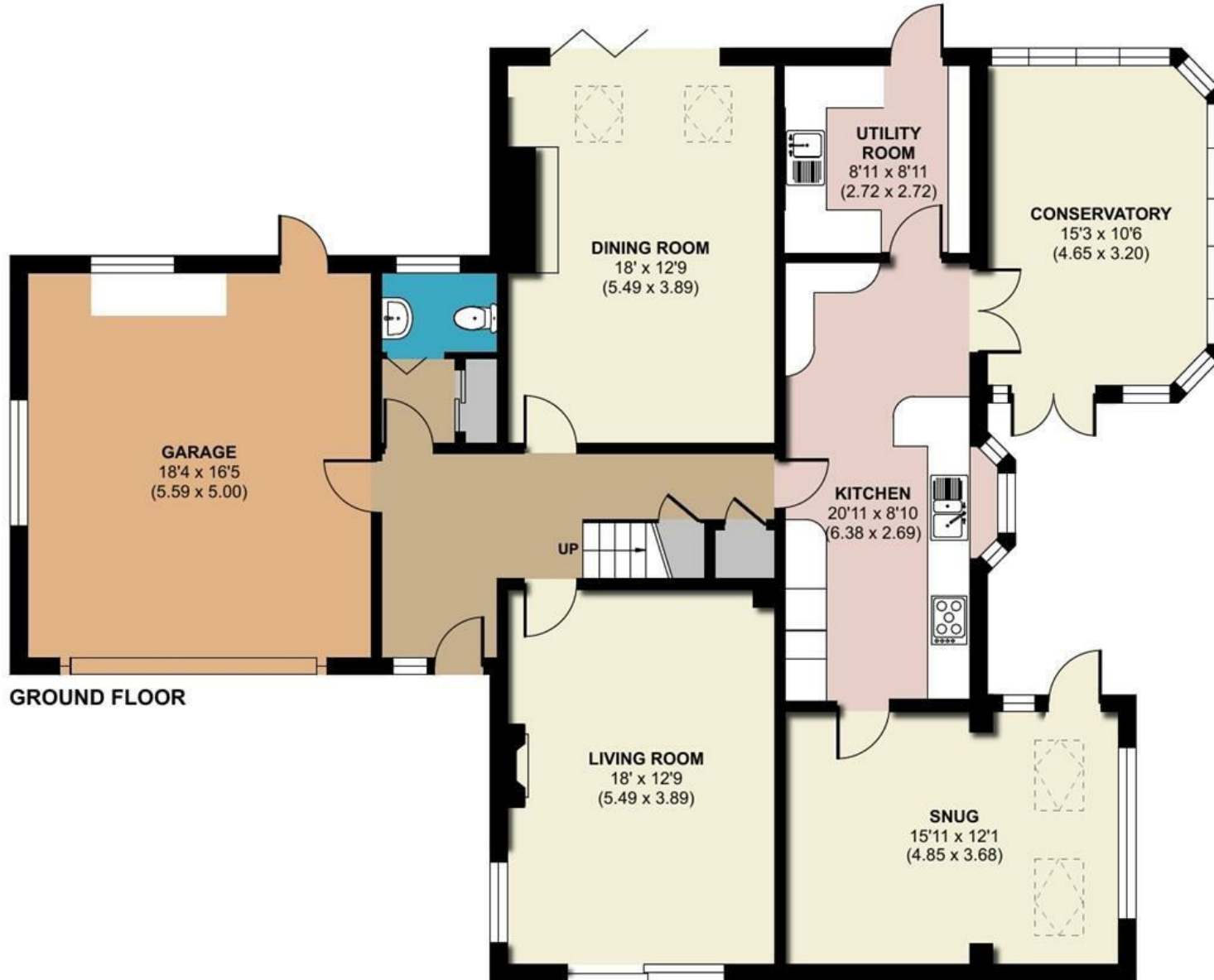
34, Luckley Wood, Wokingham, Berkshire, RG41 2EW

£935,000
Freehold

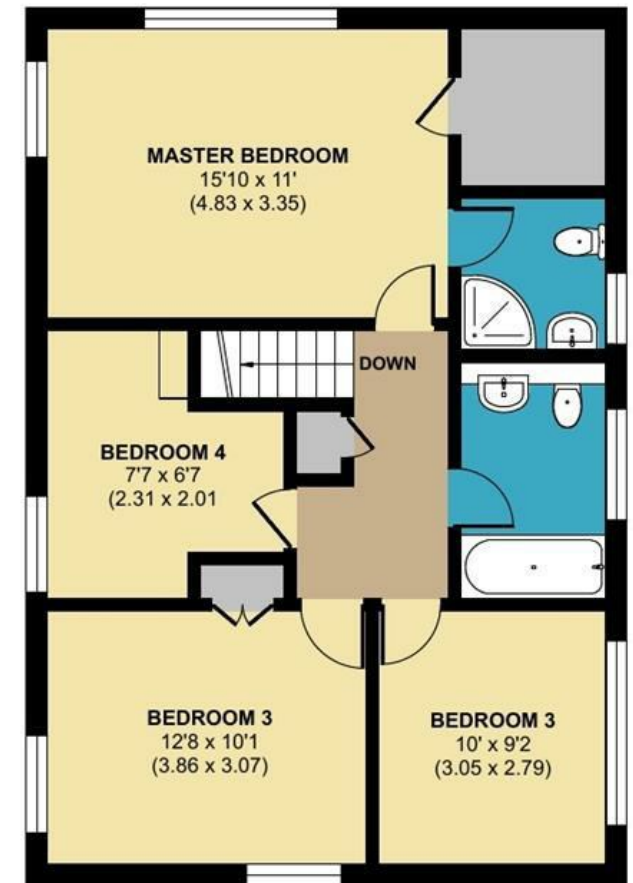
Luckley Wood, Wokingham

Approximate Area = 2349 sq ft / 218.2 sq m (includes attached garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Set in a quiet location on the sought after development just south of the town. The accommodation comprises an entrance hall, cloakroom, living room with patio doors, dining room with vaulted ceiling, living flame gas fire and bifold doors leading onto the rear garden, snug, with gas log burner and skylights. The kitchen has been refitted with modern units and leads into a large utility room and stable door access to the side garden. A large conservatory with new all weather roof completes the ground floor. There are four generously sized bedrooms on the first floor as well as a family bathroom with electric over bath shower and fold away screen. The master bedroom has an ensuite with power shower and a walk-in wardrobe.

- Master bedroom with walk in wardrobe and ensuite
- Orangery extension
- Double garage
- Sought after location in a woodland setting
- Replacement windows, gutters and soffits

Situation

Luckley Wood is an up market development of detached Renway homes built in the 1970's, three bedroom detached chalet style houses and four bedroom detached homes with generous plots and ample parking to the front. The development is popular due to its close proximity to countryside via Luckley Road into Ludgrove and set within approximately 1 mile of Wokingham town centre and all its amenities

Outside

The property sits on a generous wrap around plot and has a large open plan frontage with mature trees. The large driveway provides off road parking for several cars and leads to a double garage. The rear garden enjoys a good degree of privacy being enclosed and screened by mature hedging and fencing. It has been lovingly landscaped to provide separate patio dining areas, raised planters, a granite mill wheel water feature, lawn with shrub borders and a large shed

Energy Performance Rating

E

Council Tax Band

F (Subject to change)

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham via Finchampstead Road, proceed over the mini roundabout and under the railway bridge, continue straight over the next mini roundabout and turn left into Luckley Road, then take the third right into Luckley Wood and the property will be found towards the end on the right hand side.



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N.B. Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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