



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

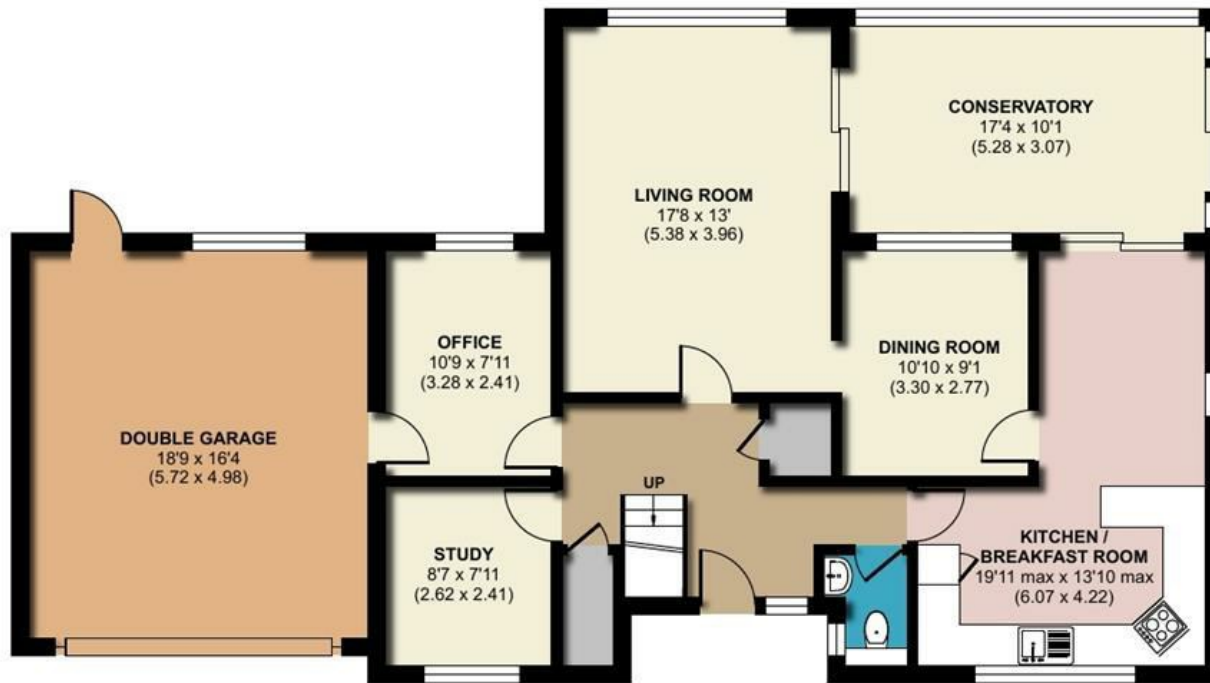
10, Luckley Wood, Wokingham, Berkshire, RG41 2EW

OIEO £900,000
Freehold

Luckley Wood, Wokingham

Approximate Area = 2184 sq ft / 202.9 sq m (includes attached double garage)

For identification only - Not to scale

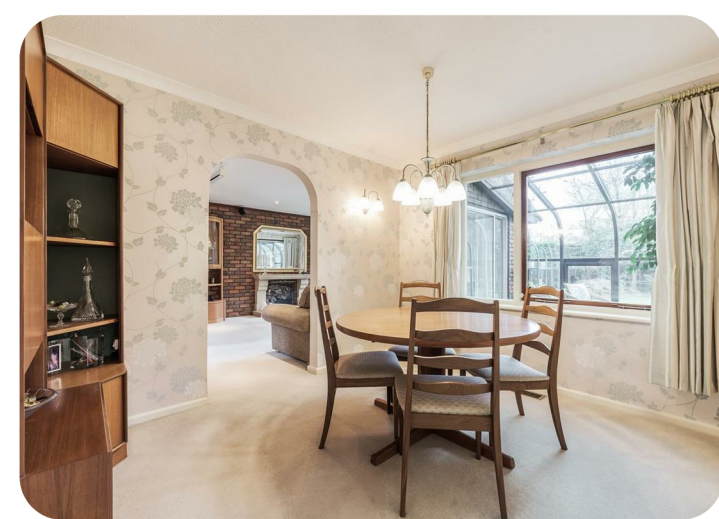


GROUND FLOOR



FIRST FLOOR





This well presented four bedroom detached family home is set in a desirable tree lined location close to local schools, woodland walks and Wokingham town centre. The accommodation comprises entrance hall, spacious living room with adjoining dining room, L-shaped kitchen/breakfast room, conservatory, study and office. There are four first floor bedrooms including a master bedroom with walk in wardrobe and ensuite shower room and a generous family bathroom. Outside there is a private south facing rear garden with a heated swimming pool and adjoining double garage. There is ample driveway parking at the front.

- Offered with no onward chain
- Over 2100 square feet of living
- Desirable cul de sac location for families
- Spacious living room with fireplace
- L-shaped Kitchen/Breakfast room
- Quarter of an acre plot

Situation

Luckley Wood is a desirable development of detached Renway Homes built in the 1970's comprising detached and chalet style 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 Gorrick Wood, with popular schools nearby including Evendons Primary School and Luckley House School. The area is within approximately 1 mile of Wokingham town centre and all its amenities.

Outside

The generous rear garden is well maintained with conifer borders with an area of patio across the rear with a variety of mature trees interspersed throughout. There is a heated swimming pool with a winter cover on and paved surround with the relevant pumps and equipment. There is an area of timber decking to the side of the house with wooden pergola and outside lighting. A double garage adjoins the house with light and power with gated side access leading to the front driveway which provides parking for numerous vehicles. The open plan front garden is laid to lawn with a large beech tree in the corner.

Energy Performance Rating

D

Council Tax Band

G

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham via the 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 left hand side.



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Ref: 17841598 | Folio: A4487 | 26th December 2023

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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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