



18, Luckley Wood  
Wokingham  
Berkshire, RG41 2EW

**£895,000 Freehold**



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, kitchen, study and utility room. There are four first floor bedrooms including a master bedroom with walk in wardrobe and ensuite shower room.

- Offered with no onward chain
- Spacious living room with fireplace
- Desirable cul de sac location for families
- Over 2288 sq ft including the workshop/double garage
- Fitted kitchen and utility
- Plot approaching quarter of an acre

Council Tax Band: F  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: C

Outside, the private rear garden is enclosed by wooden fencing and well maintained conifer trees, laid mainly to lawn with an area of patio at the rear with wooden sheds and a pergola. There is a generous workshop/double garage with light and power and driveway parking at the front for numerous vehicles. The front garden is well stocked with a variety of plants and shrubs.

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.

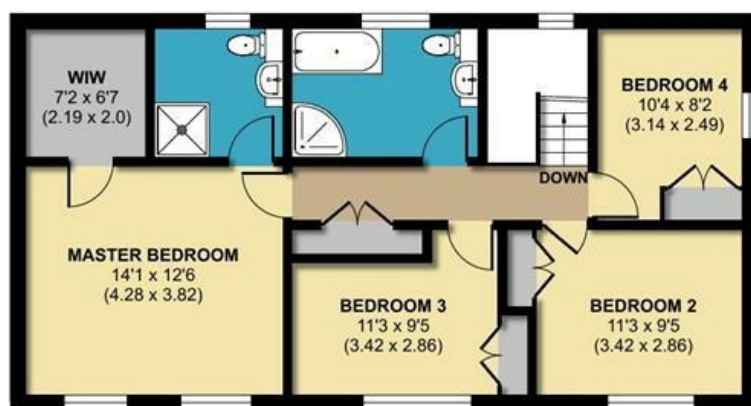




## Luckley Wood, Wokingham

Approximate Area = 1705 sq ft / 158.3 sq m  
Workshop / Double Garage = 583 sq ft / 54.1 sq m  
Total = 2288 sq ft / 212.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1193303

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

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