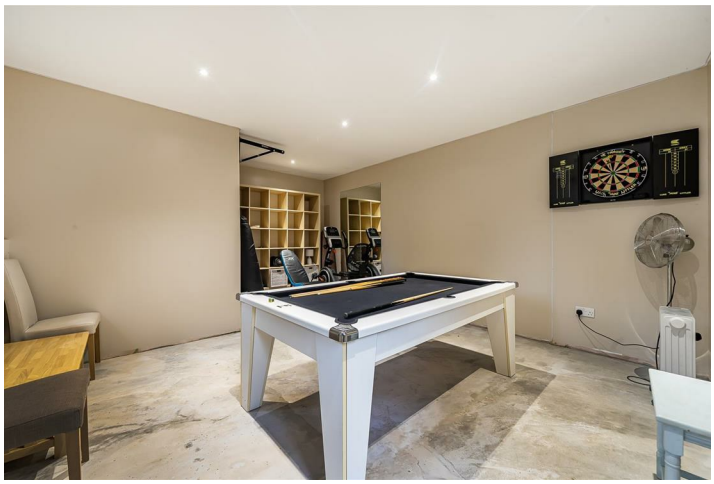
MICHAEL HARDY
SALES & LETTING



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

£795,000 Freehold





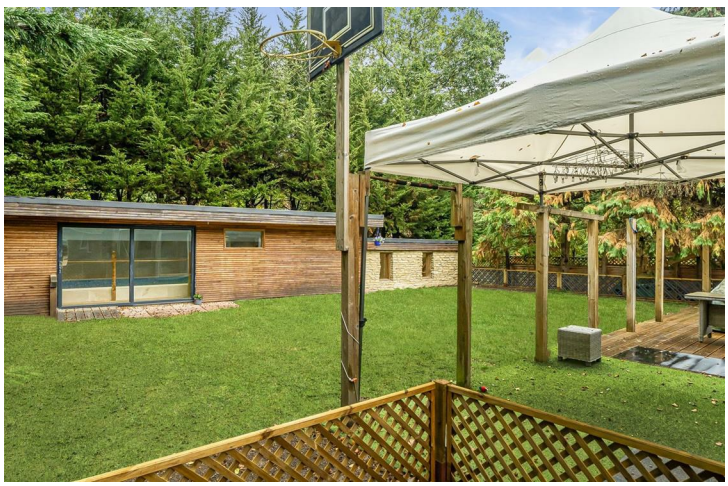
Set in a desirable tree lined location, close to local schools and woodland walks, is this smartly presented three bedroom detached family home. The versatile accommodation comprises an entrance hall, bathroom, study/bedroom four, refitted kitchen, cloakroom/utility room, dual aspect living room and dining room/bedroom five, with patio doors leading to the rear garden. The first floor also benefits from a study, modern family bathroom and three bedrooms, including a master bedroom with en suite shower room. Additionally, the property boasts a private rear garden, heated swimming pool with adjoining games room/home office, integral garage and driveway parking.

- Over 2600 square feet of space
- Spacious living room
- Heated swimming pool and games room/office
- Smartly fitted kitchen
- Master bedroom with en suite
- Walking distance to Wokingham town centre

Enclosed by wooden fencing and conifer trees, the secluded rear garden has a lovely sense of privacy. An area of timber decking from the rear to the side up to the garage and storage area, provides space for outdoor dining and entertaining. An indoor swimming pool with sliding patio doors and an adjoining games room/home office with light and power is located to the rear of the garden. At the front there is a generous garage, useful storage shed and ample driveway parking.

Luckley Wood is a desirable development of detached Renway Homes built in the 1970's, comprising detached and chalet style homes with generous plots. The development is popular due to its close proximity to popular schools, the town centre and countryside, via Luckley Road into Ludgrove and Gorrick Wood.

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







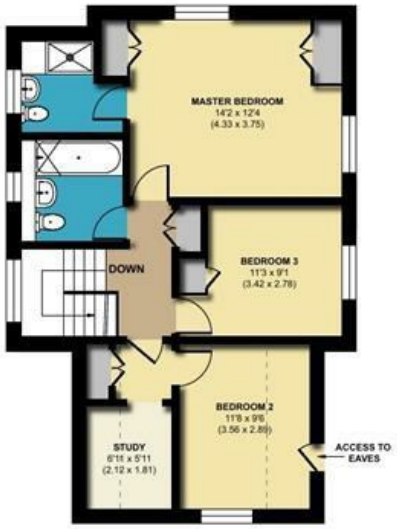


Floorplan

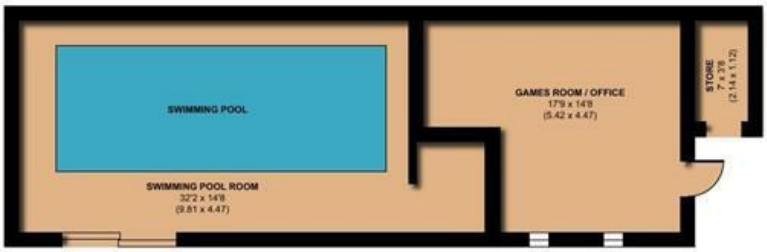
Luckley Wood, Wokingham

Approximate Area = 1551 sq ft / 144 sq m
Limited Use Area(s) = 62 sq ft / 5.7 sq m
Garage = 270 sq ft / 25 sq m
Outbuildings = 837 sq ft / 77.7 sq m
Total = 2658 sq ft / 247.4 sq m
For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



OUTBUILDING 1 / 2 / 3



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Hardy. REF: 1530070

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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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