





£450,000

Located in the sought-after area of Oakhill is this four-bedroom detached home, which is being sold with no upper chain. The ground floor comprises an entrance hall, living room, kitchen/diner and downstairs cloakroom. The first floor accommodation includes the four bedrooms with an en-suite to main, and a family bathroom. The property also boasts a fully enclosed rear garden, a garage and driveway parking.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

Stairs rising to first floor, radiator.

CLOAKROOM

Double glazed window. Low level WC, pedestal wash hand basin, part tiled walls, tiled floor, radiator.

LOUNGE

Double glazed bay window to front aspect. Feature fireplace, two radiators.

KITCHEN/DINING ROOM

Double glazed double doors and window to rear aspect. Fitted with a range of base and eye level units with work surface over, single drainer stainless steel sink unit with mixer tap, built-in oven and hob with extractor fan over, plumbing for automatic washing machine, part tiled walls, two radiators, under stairs storage cupboard, built-in cupboard housing gas boiler.

LANDING

Radiator. Access to loft space, airing cupboard housing hot water tank.

BEDROOM ONE

Double glazed window to front aspect. Built-in wardrobes, radiator.

EN-SUITE

Double glazed window. Tiled shower cubicle, wash hand basin with storage cupboard below, low level WC, part tiled walls, tiled floor, radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed window. Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, radiator, part tiled walls, tiled floor.

OUTSIDE

GARAGE

Garage with up and over door, power and lighting.

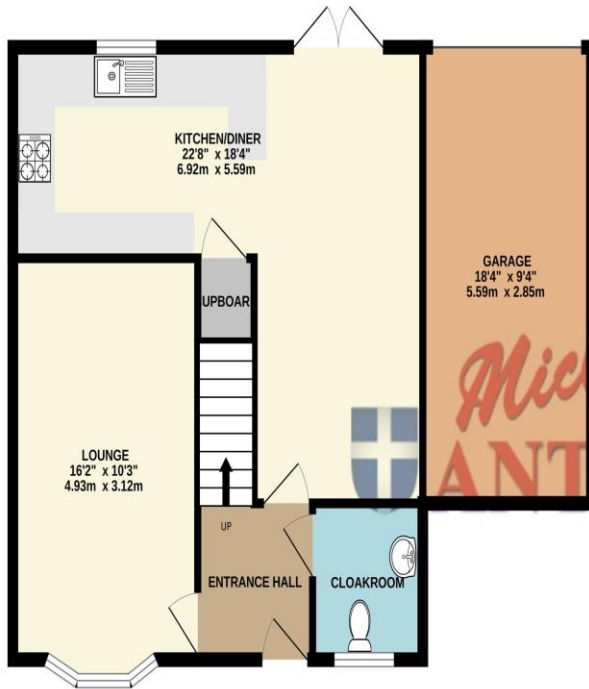
FRONT GARDEN

Flower and shrub beds, path to front door.

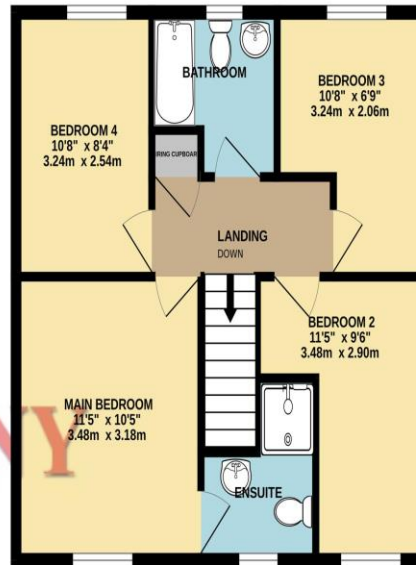
REAR GARDEN

Mainly laid to lawn with paved patio area, gated side access, all enclosed by timber fence panelling.

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.

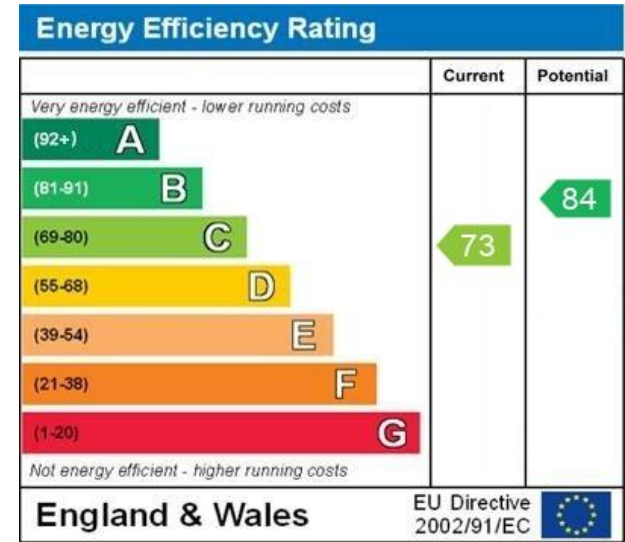


1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1235 sq.ft. (114.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



WWW.EPC4U.COM

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents