







### Property Description

We are excited to welcome to the market this 4 bedroom, mid terraced property in Oake Woods.

On the ground floor the property comprises of a cloakroom, the kitchen and the lounge. The kitchen has both wall and base units with an electric oven, gas hob and cooker hood. The lounge has an under stairs storage cupboard and offers access to the rear garden via the double glazed French doors. The first floor offers the first bedroom with an en suite and the 4th bedroom / family room. The first bedroom has a double glazed window to the rear and double glazed French doors overlooking the river and countryside. It has an ensuite bathroom with a part tiled shower cubicle.

The second floor offers access to the loft via a loft hatch, bedroom 2, bedroom 3 and the bathroom. The second bedroom has an airing cupboard with access to the new boiler. It has a separate integrated wardrobe. Bedroom 3 also has a double glazed window to the rear, overlooking the river and countryside. The part tiled family bathroom has a WC, a wash hand basin and a bath with an overhead shower. The rear garden is an enclosed patio area. The property is located within walking distance to supermarkets, independent shops, leisure centre, GP surgeries, cafes and a mainline train station with a direct line to London.

### Entrance Hall

The entrance into the property has wood effect vinyl flooring. There is a telephone point, thermostat, an alarm box, fire alarm, a radiator and a door to the cloakroom.

### WC

The cloakroom has a double glazed frosted window to the front of the property. There is a WC, a part tiled wash hand basin, a fuse box, an alarm system and a radiator.

### Lounge

14' max x 13' 5" ( 4.27m max x 4.09m )

The lounge has a double glazed window to the rear of the property. It has double glazed French doors to the rear garden. There is a TV point, an understairs cupboard and two radiators.

### Kitchen

12' 6" x 6' 11" ( 3.81m x 2.11m )

The kitchen has a double glazed window to the front of the property. It is part tiled and has vinyl flooring. There is one radiator, wall and base units, a one and a half bowl sink and drainer, space for a fridge freezer, plumbing for a dishwasher and a washing machine, an electric oven, gas hob and a cooker hood.



## First Floor

### **Landing**

The first floor landing has storage space, a radiator and a fire alarm.

### **Bedroom 1**

10' 1" x 14' ( 3.07m x 4.27m )

The first bedroom has a double glazed window to the rear of the property, it also has double glazed French doors to the rear of the property. It has a radiator and a telephone point.

### **En Suite**

The en suite bathroom has vinyl flooring, a part tiled shower cubicle, a WC, a part tiled wash hand basin, an extractor fan, a medicine cupboard and a radiator.

### **Bedroom 4 / Family Room**

14' 1" x 9' 5" max ( 4.29m x 2.87m max )

The fourth bedroom / family room has a double glazed window to the front of the property. It has a telephone point, a TV point and a radiator.

## Second Floor

### **Landing**

The second floor landing has a loft hatch, fire alarm and a radiator.

### **Bedroom 2**

10' 3" + Wardrobe x 9' 1" ( 3.12m + Wardrobe x 2.77m )

The second bedroom has a double glazed window to the front of the property. It has an airing cupboard with a boiler, a separate integrated wardrobe space and a radiator.

### **Bedroom 3**

14' 1" x 10' 2" ( 4.29m x 3.10m )

The third bedroom has a double glazed window to the rear of the property. It has a radiator.

### **Bathroom**

The family bathroom has vinyl flooring. It has an extractor fan, a radiator, a WC, a wash hand basin, a medicine cupboard, a shaver point and a bath with an overhead shower.

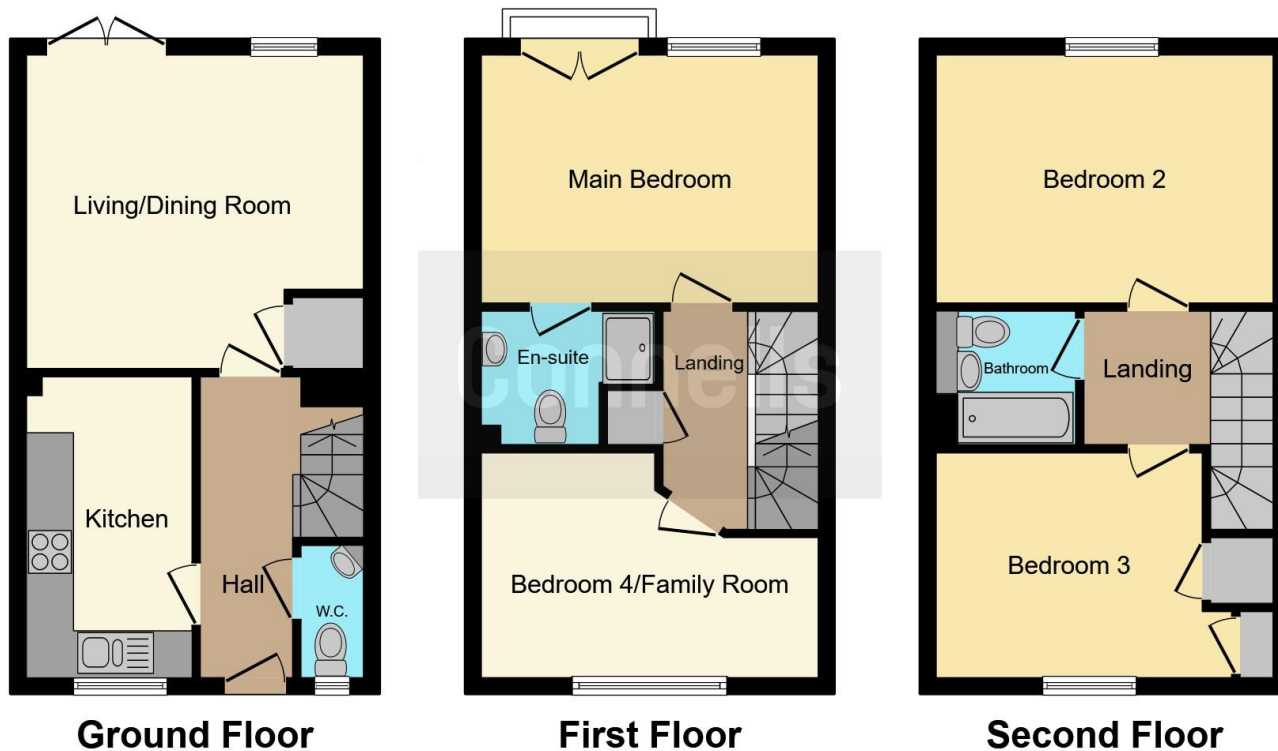
## Outside

### **Rear Garden**

The rear garden has an enclosed patio area.







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EPC Rating: B Council Tax  
 Band: C

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Tenure: Freehold



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