



**Keegan White**  
ESTATE AGENTS

31 Oakwood | £450,000



## Features

- Modern Fitted Kitchen
- Guest Cloakroom
- Great Living Accommodation
- Owners Buying Newbuild
- Walk To Village
- Close To Countryside

The front door opens into the entrance hallway that has wood laminate flooring that runs through the ground floor living accommodation with stairs rising to the first floor with storage below. Off the hallway is the guest cloakroom, and double doors that open into the utility cupboard. To the front is the family room with window to front aspect, and to the rear a doorway leads into the living room that has window to front aspect, patio doors opening to the garden, and an archway leading into the beautiful kitchen. The kitchen is well appointed with a wide range of storage units above and below the quartz worktop with tiled splashbacks, plumbing for

dishwasher, a five ring gas hob with overhead extractor fan, and Bosch electric oven. The kitchen also has windows overlooking the garden and has ceramic tiled flooring. To the first floor are three well proportioned bedrooms, and the family bathroom that has a white three piece bathroom suite with an electric shower above the bath and a heated chrome towel rail.

Externally, there is parking to the front for several vehicles and the back garden has a patio, lawn, rear gate and fencing to borders.



Oakwood is a popular residential development located within walking distance to the east of Flackwell Heath's village centre. Close by is the popular Stag Public House, that has inspiring views across rolling Chiltern countryside. Flackwell Heath has numerous facilities, with good local shopping, and a range of eateries, a superb golf course, and a host of clubs and activities on offer at the community centre. People move to the area to take advantage of local schooling, and Carrington Infant and Junior Schools are within walking distance. For secondary schools, Bourne End Academy is a fifteen minute bus ride away, as are John Hamden Grammar School and Wycombe High

School. Flackwell is surrounded by three larger towns of High Wycombe, Marlow and Beaconsfield, where there is a wider array of shopping and hospitality venues, with direct rail links to London. For Road commuters, Junctions 3 and 4 of the M40 are in close proximity, linking to the M25 and London Heathrow Airport.

Additional Information:  
Council Tax Band: D  
Energy Performance Rating: EPC D(67)  
Heating: Gas fired warm air heating

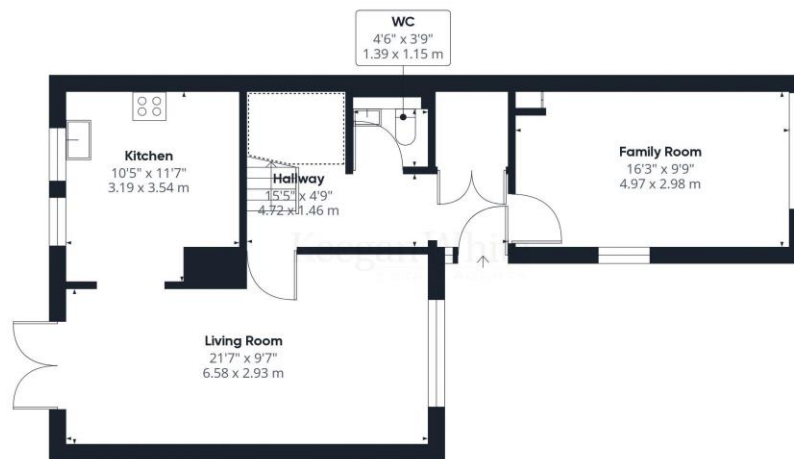




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Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

1069.1 ft<sup>2</sup>  
99.32 m<sup>2</sup>

Reduced headroom

25.73 ft<sup>2</sup>  
2.39 m<sup>2</sup>

(1) Excluding balconies and terraces

(2) Reduced headroom  
(below 1.5m/4.92R)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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