



89 Oakwood, Flackwell Heath

Guide Price £375,000



89 Oakwood

Flackwell Heath, Buckinghamshire HP10 9DP

A terraced family home which is in need of updating, situated in this popular no through road. Entrance hall, Cloakroom, Sitting/Dining room, Kitchen, Three double bedrooms, Bathroom, Gas central (warm air heating), Double glazing, Gardens, Garage in nearby block. NO CHAIN.

Council Tax band: C

Tenure: Freehold

Entrance hall

Stairs to first floor with under stairs storage cupboard, further walk in storage cupboard with fuses and electric meter

Cloakroom

Low level W.C., wash hand basin with tiled splash back, window to front

Sitting/Dining room

Windows to front and rear, cupboard housing Johnson & Starley gas fired 'warm air' central heating boiler

Kitchen

Fitted with a range of fitted cupboards incorporating stainless steel sink unit with mixer tap and drainer, space for oven with gas point, space for fridge, space for freezer, space and plumbing for washing machine, hatch to Sitting room, door to garden, window to rear





First floor

Landing

Access to loft space

Bedroom 1

Window to rear

Bedroom 2

Airing cupboard housing foam clad hot water cylinder, window to rear

Bedroom 3

Window to front

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with tiled splash back, part tiled walls, tiled flooring, window to front

Front garden

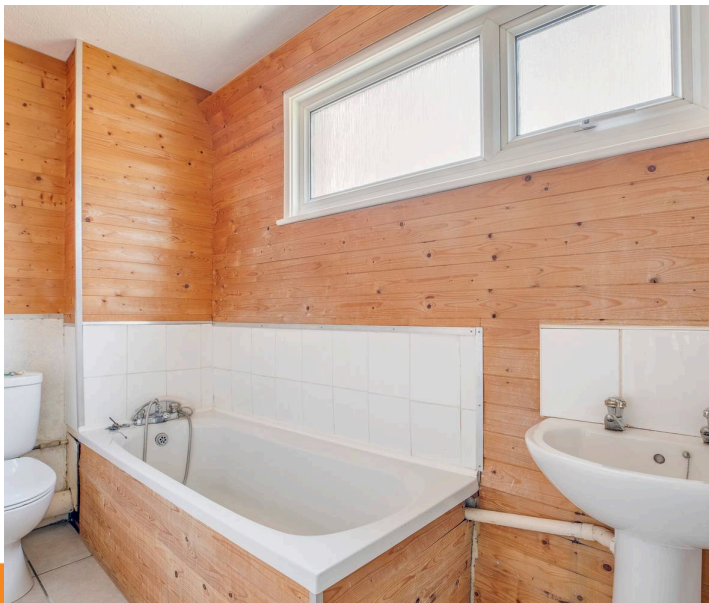
Laid to lawn with steps down to the front door

Rear garden

Laid to lawn with a central pathway. All is enclosed by panelled fencing and conifers with rear gated access.


Garage

In nearby block with metal up and over door

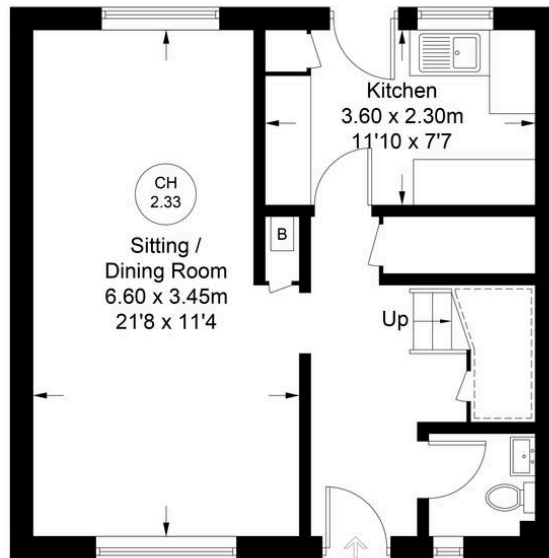


Approximate Gross Internal Area
 Ground Floor = 44.2 sq m / 476 sq ft
 First Floor = 43.9 sq m / 472 sq ft
 Store = 3.8 sq m / 41 sq ft
 Total = 91.9 sq m / 989 sq ft

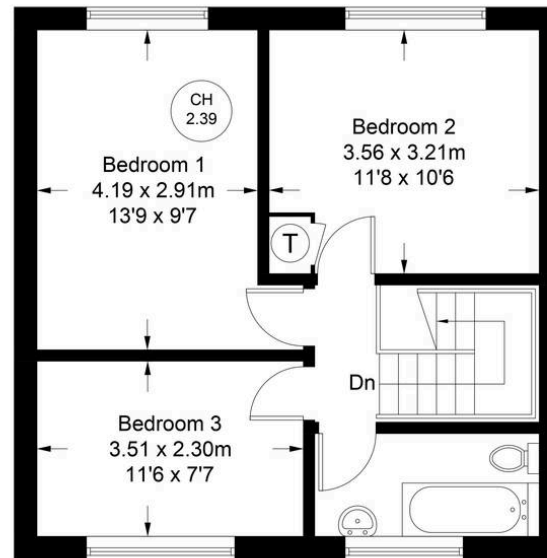


 = Reduced headroom below 1.5m / 5'0"

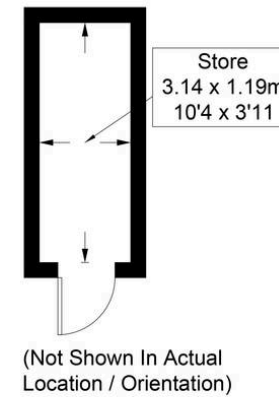
CH 2.33 = Ceiling Height



Ground Floor



First Floor



Floor Plan produced for Robertsons by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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