

Mark  
Webster  
estate agents



Oakwood Close  
Grendon  
£279,950

\*\*\* A MUCH IMPROVED FAMILY HOME - GREAT LOCATION - POPULAR VILLAGE LOCATION \*\*\*. For sale with MARK WEBSTER estate agents is this delightful three bedroom semi detached property briefly comprising: Re-fitted kitchen, dining area, lounge, conservatory, three bedrooms, family bathroom, double width driveway and a private rear garden. Viewing is considered essential.

## RECEPTION PORCH

Having a double glazed entrance door, luxury vinyl tile flooring and a door to the kitchen.

## REFITTED KITCHEN 12' 2" x 9' 7" maximum (3.71m x 2.92m)

Double glazed window to front aspect, wide range of matt grey style kitchen units, white square edge work surfaces, space and point for a Range style gas cooker with a black extractor hood above, space and plumbing for a dishwasher, space for an American style fridge freezer, tiled splash back areas, luxury vinyl tile flooring, recessed ceiling down lights and open plan through to the dining area.

## DINING AREA 15' 7" x 7' 2" (4.75m x 2.18m)

Double glazed window to front aspect, double panelled radiator, laminated wooden effect flooring, door to the stairs leading off to the first floor landing and folding glazed doors to the lounge.

## LOUNGE 17' 5" x 11' 9" (5.31m x 3.58m)

Laminated wooden effect flooring, feature cast iron fireplace with painted wooden surround and a tiled hearth, single panelled radiator and double glazed sliding doors to the conservatory.

## CONSERVATORY 10' 3" x 7' 5" maximum (3.12m x 2.26m)

Having double glazed windows, laminated wooden effect flooring, double glazed French doors leading out to the rear garden and a door to a useful store room.

## STORE ROOM 7' 5" x 4' 2" maximum (2.26m x 1.27m)

Having plumbing for a washing machine and double glazed windows.

## FIRST FLOOR LANDING

Double glazed window to side aspect, access to the roof storage space, door to a shelved storage cupboard and further doors leading off to...

## BEDROOM ONE 12' 0" x 9' 7" (3.66m x 2.92m)

Double glazed window to rear aspect, single panelled radiator and laminated wooden effect flooring.

## BEDROOM TWO 15' 0" x 7' 5" (4.57m x 2.26m)

Double glazed window to rear aspect, laminated wooden effect flooring and a single panelled radiator.



### **BEDROOM THREE 10' 0" x 7' 5" (3.05m x 2.26m)**

Laminated wooden effect flooring, single panelled radiator and a double glazed window to front aspect.

### **MODERN BATHROOM 9' 5" x 5' 4" (2.87m x 1.63m)**

Opaque double glazed window to rear aspect, chrome towel radiator, tiled floor, low level WC, wash basin with useful vanity storage beneath, further wash basin with vanity storage, good sized bath with a chrome mixer shower over with rainfall style shower head, tiled splash back areas and feature recessed ceiling LED lighting.

### **TO THE EXTERIOR**

To the front of the property there is a double with driveway with electric car charger point and side gated access to the rear garden. The rear garden has a degree of privacy having a paved patio, lawn, rear decked patio, stoned area, variety of plants and shrubs, two timber garden rooms.

### **TIMBER GARDEN ROOM 9' 0" x 8' 0" (2.74m x 2.44m)**

Currently being used as a hot tub room and could easily be used as a garden office.

### **TIMER GARDEN ROOM/BAR 9' 0" x 9' 0" (2.74m x 2.74m)**

Another useful space that's currently being used as a bar area being ideal for those nights of entertaining family and friends.

**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed by the Vendor that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



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Sat: 9:00am – 4:00pm



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**Energy Performance Rating:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

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