



26 Oakwood, Flackwell Heath

£425,000



26 Oakwood

Flackwell Heath, High Wycombe

A recently modernised terrace home in this popular village location. Entrance hall, Refitted Cloakroom, One plan Sitting/Dining room opening to the refitted kitchen, Three good sized bedrooms, Refitted shower room, Gas central heating, Double glazing, Garage (with potential to convert) and parking, 45' rear garden.

Council Tax band: C

Tenure: Freehold

Entrance hall

Radiator, stairs to first floor with under stairs storage cupboard, down lighters

Cloakroom

Low level W.C., wash hand basin with mixer tap, part tiled walls, heated towel rail, fitted mirror, tiled flooring, window to front





Kitchen

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in Zanussi oven, fitted four ring Zanussi hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, built in Electrolux dishwasher, cupboard housing Vaillant gas fired central heating boiler, down lighters, window to rear

Sitting/Dining room

With doors to garden, radiator, open plan to the Kitchen

First floor

Landing

Access to loft space

Bedroom 1

Radiator, down lighters, window to rear

Bedroom 2

Radiator, part wooden panelled walls, window to rear

Bedroom 3

With a range of fitted wardrobes, down lighters, radiator, window to front

Shower room

Walk in shower with fitted rainfall shower, low level W.C., wash hand basin with mixer tap and storage under, heated towel rail, down lighters, fitted mirror, tiled walls, tiled flooring, window to front

Front garden/Parking

A block paved driveway provides parking. There is a gravelled area which also provides further parking

Garage

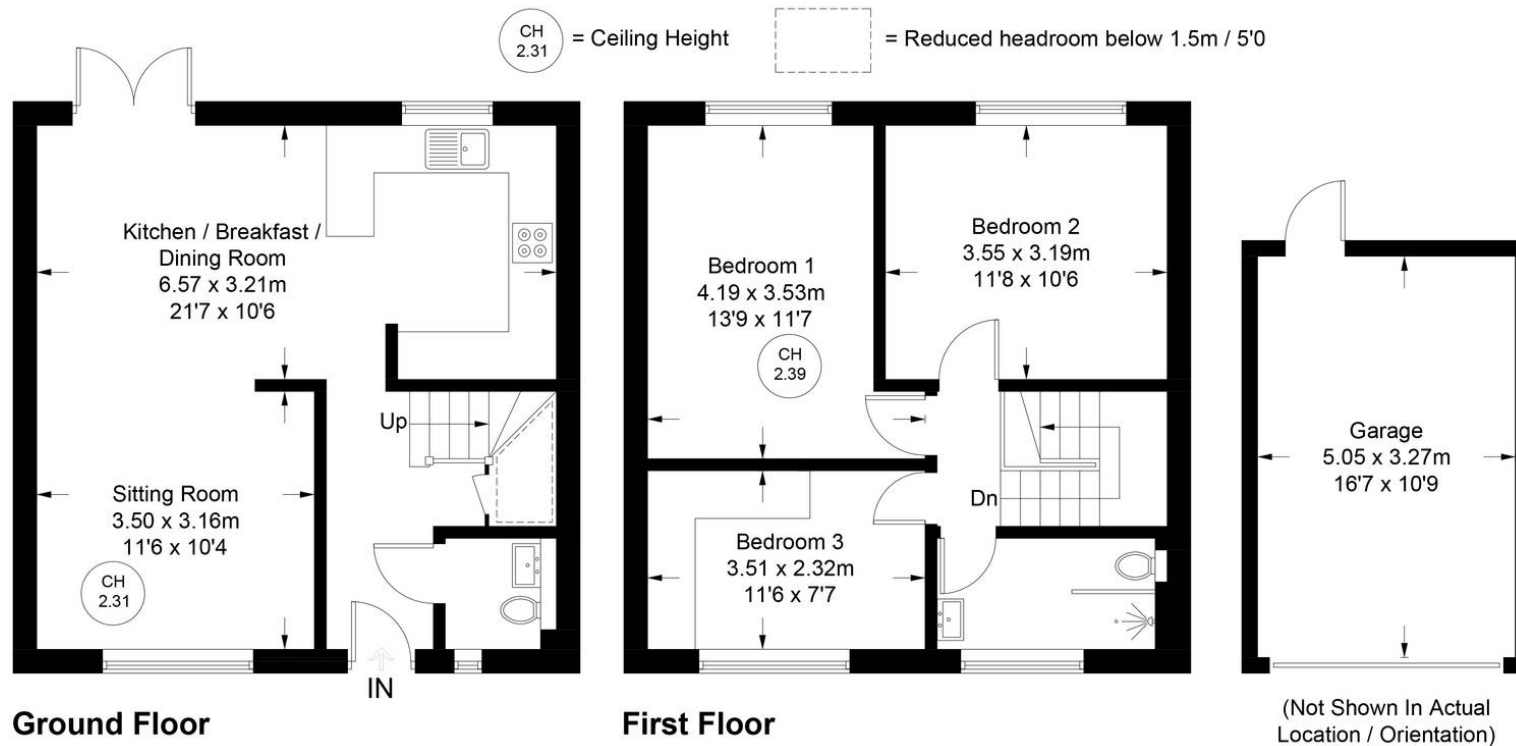
With metal up and over door, light and power, meters, door to rear

Rear garden

An area of decking leads to the remainder of garden which is laid to lawn with raised flower and shrub borders. All is enclosed by fencing and extends to 45'.



Approximate Gross Internal Area
 Ground Floor = 43.6 sq m / 469 sq ft
 First Floor = 43.2 sq m / 465 sq ft
 Garage = 16.4 sq m / 176 sq ft
 Total = 103.2 sq m / 1110 sq ft



Floor Plan produced for Robertsons by Media Arcade Ltd ©.
 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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