



Oakwood Avenue, Gatley

Guide Price £750,000

 4  1  3

- Detached Family Home.
- Double Garage.
- Four Bedrooms.
- Central Gatley Location.
- No Onward Chain.
- Large Corner Garden Plot.
- Period Features Throughout.
- Three Large Reception Rooms.
- Extensive Off Road Parking.
- Viewing By Appointment.



A most elegant EXTENDED DETACHED RESIDENCE situated in the HEART OF GATLEY VILLAGE, boasting one of Gatleys most ENVIALE GARDEN PLOTS AND OFFERED FOR SALE WITH NO ONWARD CHAIN. The accommodation comprises of a central entrance hallway with cloaks and shower room opening to a sitting room, dining room and principal living room and a fitted large kitchen. The upper floors reveal four excellent double bedrooms served by large family bathroom with separate W.C. Externally, the property boats a large frontage with driveway leading to a double garage. To the side and rear are extensive lawn gardens with a number of flagged patio areas.

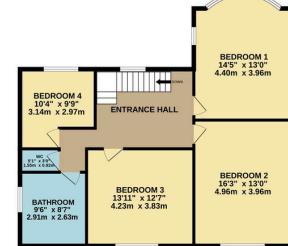




GROUND FLOOR
1391 sq.ft. (129.2 sq.m.) approx.



1ST FLOOR
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA: 2317 sq.ft. (215.3 sq.m.) approx.
Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. We cannot accept responsibility for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient – lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient – higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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