



36 Oakwood, Flackwell Heath  
£450,000

# 36 Oakwood

Flackwell Heath, Buckinghamshire

A recently modernised family home tucked away in a no through road in this popular village location. Entrance hall, Cloakroom, Utility room, Family room, Open plan Sitting/Dining room, Recently fitted kitchen with built in appliances, Three good sized bedrooms, Refitted Bathroom, New central heating/under floor heating (Air source heat pump), New double glazing, Brand new front door, patio doors and windows throughout, Off street parking, Garden.

Council Tax band: C

Tenure: Freehold

## Entrance hall

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

## Cloakroom

Low level W.C., wash hands basin with mixer tap and tiled splash back and cupboard under, part tiled walls, down lighter

## Utility room

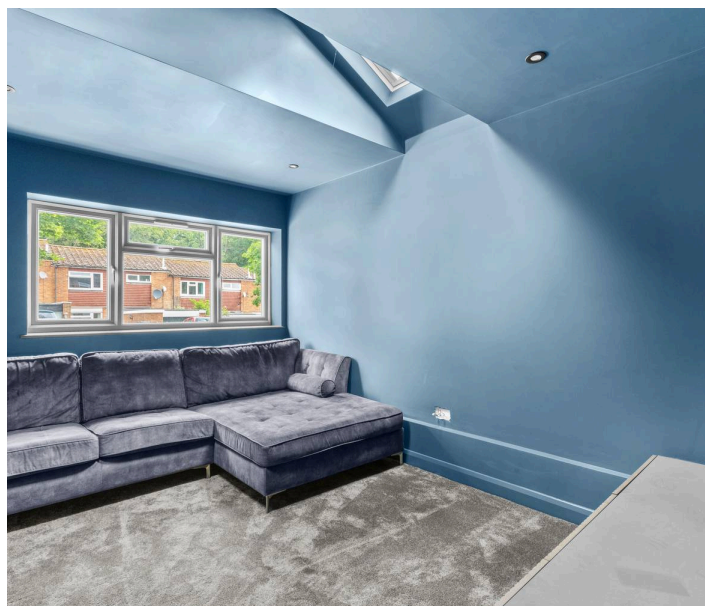
Range of fitted storage, space and plumbing for washing machine, floor mounted 'Heat Geek' hot water cylinder, down lighters, window to side

## Family room

Down lighters, dimmer switch, two velux windows, window to front

## Open plan Sitting room/Dining room

Down lighters, window to front, double doors to garden, opening to Kitchen





### **Kitchen**

Recently fitted with a range of eye and base level units incorporating sink unit with mixer tap, built in Hisense oven, built in Hisense four ring induction hob with extractor over, built in fridge/freezer, built in Hisense dishwasher, Quartz worktops, down lighters, breakfast bar with seating for two, window to rear

### **First floor**

#### **Landing**

Access to loft space

#### **Bedroom 1**

With a range of fitted wardrobes, down lighters, window to rear

#### **Bedroom 2**

Down lighters, window to rear

#### **Bedroom 3**

Down lighters, window to front

#### **Bathroom**

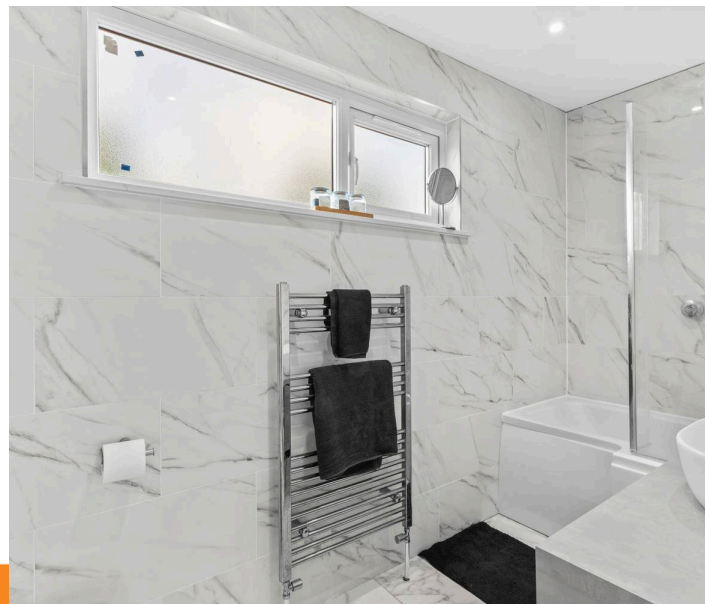
White suite comprising panelled bath with mixer tap and shower over, low level W.C., wash hand basin with mixer tap and storage under, shaver point, tiled walls, tiled flooring, heated towel rail, window to front

#### **Front garden/Parking**

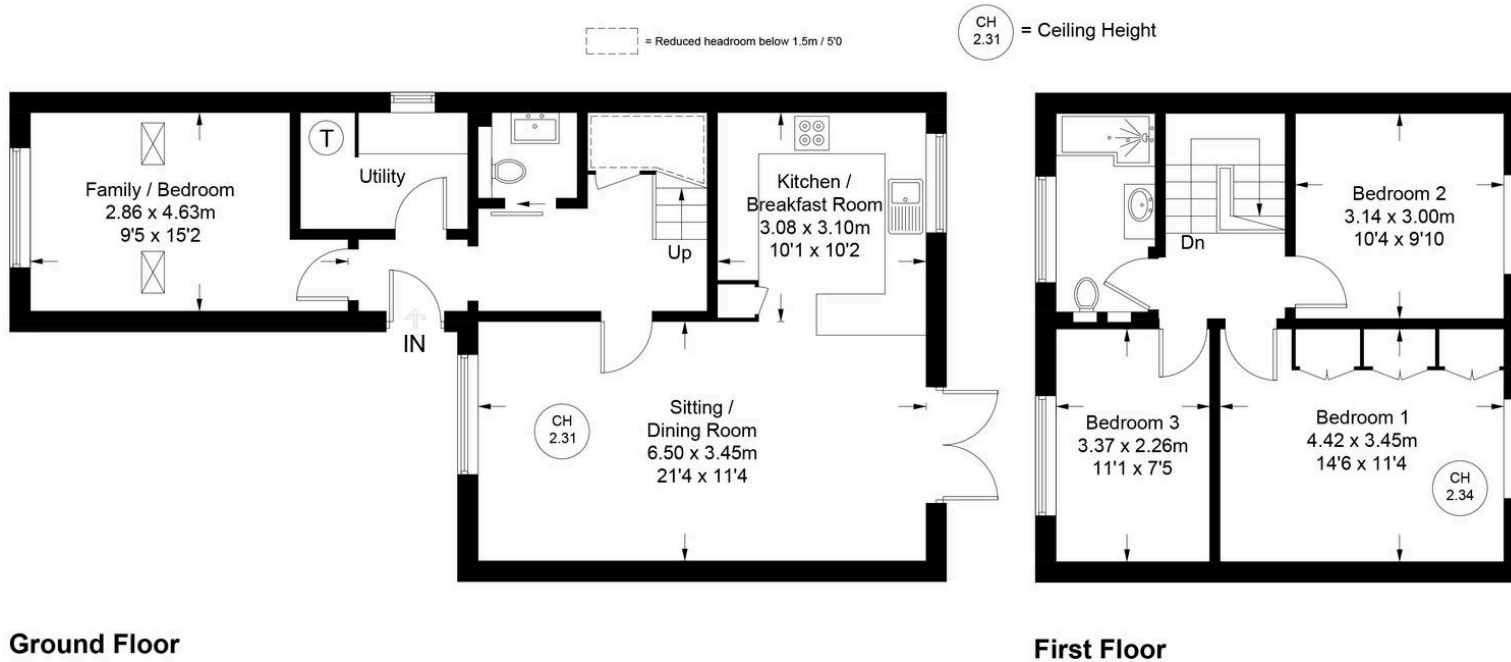
A paved area provides parking. The remainder is laid to lawn

#### **Rear garden**

A paved patio leads to the remainder of garden which has an area of artificial lawn and further paved areas. All is enclosed by panelled fencing and extends to 24' x 23'.



Approximate Gross Internal Area  
Ground Floor = 62.3 sq m / 670 sq ft  
First Floor = 42.9 sq m / 462 sq ft  
Total = 105.2 sq m / 1132 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.