



26 Oakland Way, Flackwell Heath

£565,000



Robertsons

26 Oakland Way

Flackwell Heath, High Wycombe

An extended semi detached family home, with a 82' rear garden, offered for sale with no upward chain. Entrance hall, Bathroom, Sitting room, Dining room, Kitchen/Breakfast room, Four bedrooms, Shower room, Gas central heating, Double glazing, Off street parking, Large rear garden.

Council Tax band: D

Tenure: Freehold

Entrance hall

Stairs to first floor, radiator, built in storage cupboard, wall thermostat

Bathroom

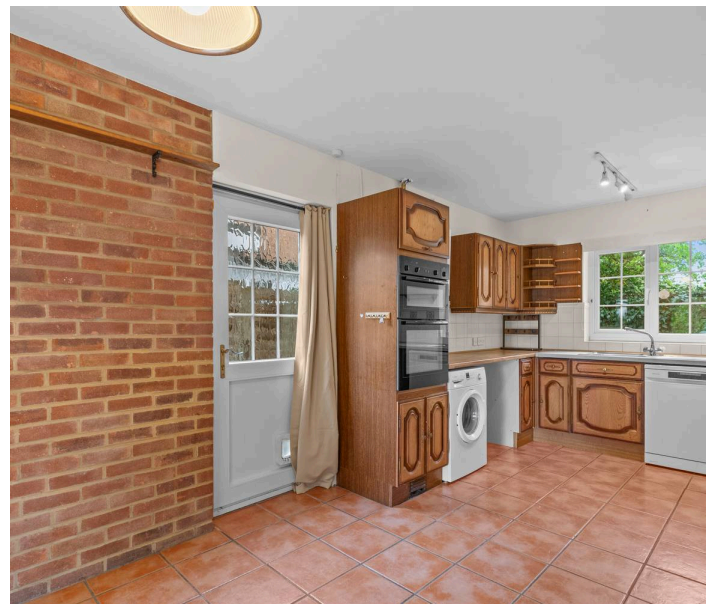
White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin, radiator, part tiled walls, down lighters, two windows to side

Sitting room

Attractive stone built fireplace, wooden flooring, fitted storage/shelved unit, radiator, double doors to garden, window to front

Dining room

Airing cupboard housing foam clad hot water cylinder and shelved storage, under stairs storage cupboard, small recess with cupboard below, radiator, wooden flooring, window to rear





Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Neff double oven, space and plumbing for washing machine, built in gas hob, space and plumbing for dishwasher, space for fridge/freezer, wall mounted Worcester gas fired central heating boiler (installed June 2025), part tiled walls, tiled flooring, space for appliance, space for table, double doors to garden, door to side, window to front

First floor

Landing

Access to loft space, down lighters

Bedroom 1

Built in/recessed cupboard/storage, radiator, windows to front and rear

Bedroom 2

Radiator, recessed shelved storage area, window to rear

Bedroom 3

Radiator, window to front

Bedroom 4

Radiator, wooden flooring, window to rear

Shower room

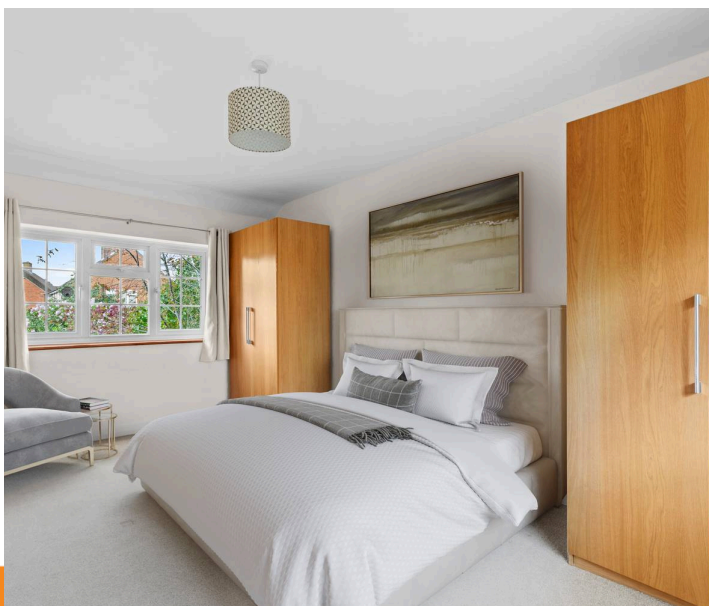
Shower cubicle housing Aqualisa shower unit, low level W.C., wash hand basin with mixer tap and tiled splash back, radiator, window to front

Front garden/Parking

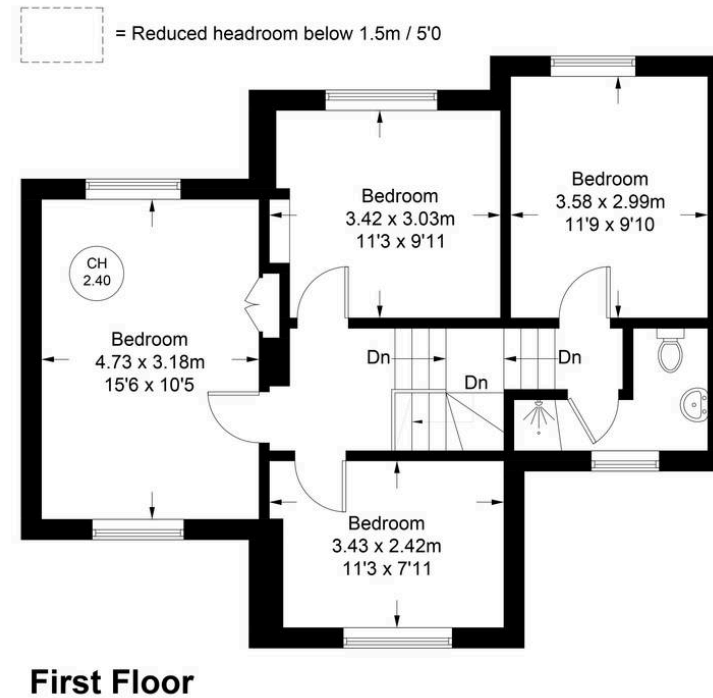
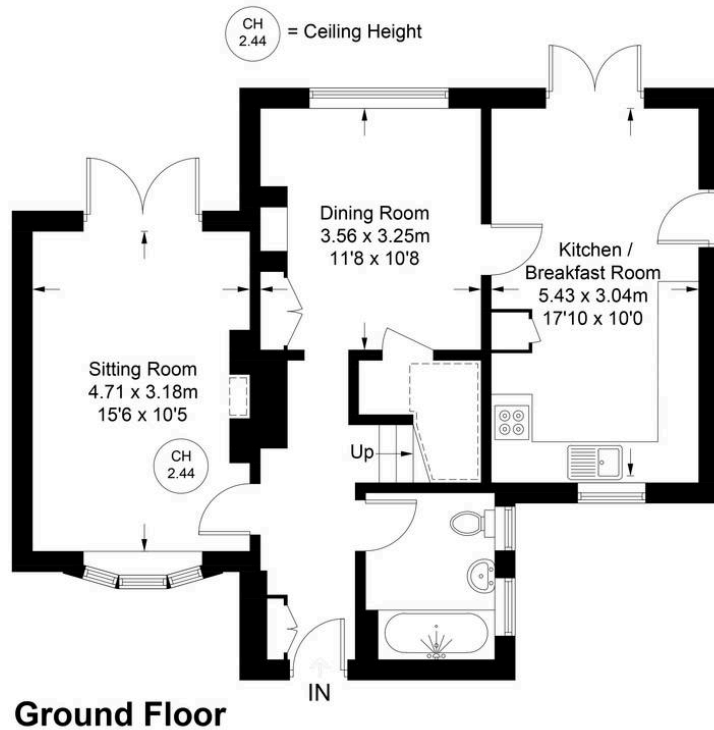
A gravelled driveway provides parking for several cars

Rear garden

A paved patio leads to the remainder of garden which is alid to lawn with well stocked flower and shrub borders. All is enclosed by panelled fencing and extends to 82' x 37'.



Approximate Gross Internal Area
Ground Floor = 60.9 sq m / 655 sq ft
First Floor = 58.2 sq m / 626 sq ft
Total = 119.1 sq m / 1281 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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