



Oakfields, Worth

Guide Price £315,000 – £325,000

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- Two bedrooms
- Mid-terrace home
- Situated within a popular residential area of Pound Hill
- Walking distance to Three Bridges train station
- Well presented throughout
- Spacious living/dining room
- Rear garden with gated access
- One allocated parking space
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

An extremely well-presented two-bedroom mid-terrace home offering a wonderful blend of comfort and convenience for modern living. Perfectly positioned in a sought-after location and just a stone's throw from Three Bridges mainline train station, this property presents an enviable opportunity for first-time buyers.

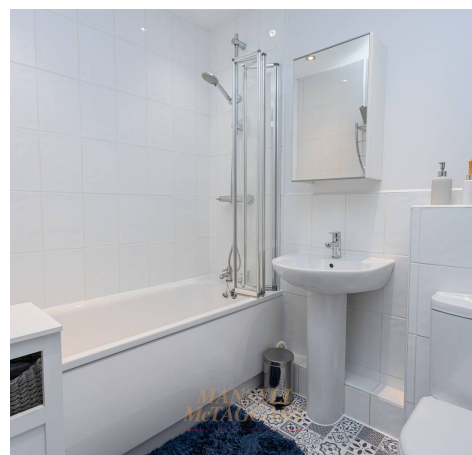
The property briefly comprises an entrance porch with a useful utilities/storage cupboard, leading into a well-proportioned living/dining room with a window to the front, allowing plenty of natural light to flood the space. The fitted kitchen offers a range of wall and base units, integrated appliances including electric oven, gas hob and extractor hood, as well as space for a freestanding fridge/freezer and plumbing for a washing machine. Patio doors lead directly out to the rear garden.



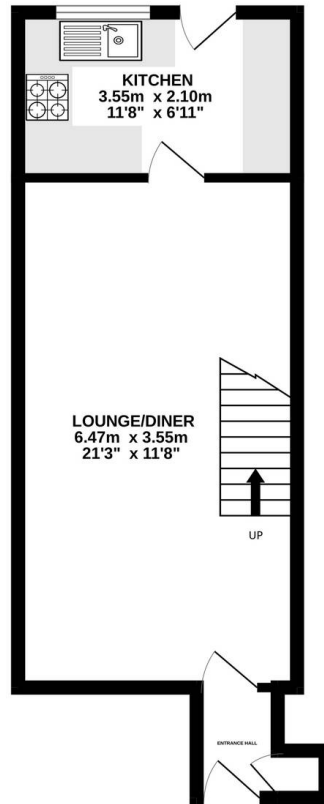


Upstairs, the property offers a spacious main bedroom with space for wardrobes, and a second bedroom of generous size with ample room for additional bedroom furniture. The family bathroom is fitted with a panelled bath with mixer taps, a shower with a bi-folding glass screen, a low-level W.C., and a pedestal wash hand basin, finished with part-tiled walls.

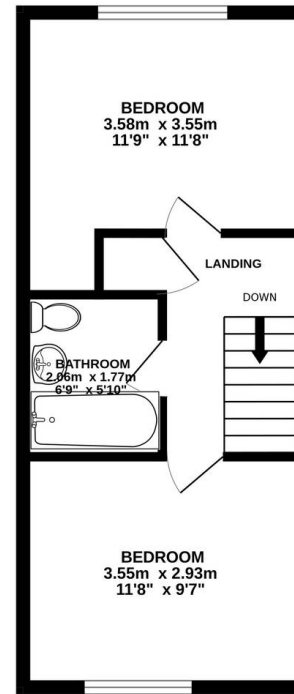
Externally, the property benefits from a low-maintenance front garden with a pathway leading to the front door, alongside shrubs and lawn. One allocated parking space is located to the side of the terrace, with a pathway leading behind the property to gated rear access. To the rear, a patio area abuts the property, with steps leading up to an expanse of lawn and a pathway to a useful garden shed.



GROUND FLOOR
32.2 sq.m. (347 sq.ft.) approx.



1ST FLOOR
30.4 sq.m. (328 sq.ft.) approx.



TOTAL FLOOR AREA: 62.7 sq.m. (675 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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