



## **TARNBANK, OAKWOOD, EN2**

Offering for sale this modern, efficient, well presented 4 bedroom, 3 bathroom semi detached family home in a quiet, leafy residential location. This beautifully presented home has a driveway with off street parking for 2/3 cars to the front and a large (approximately 40ft wide) South facing garden.

On entering you are greeted by a bright entrance hall leading to the front reception room, downstairs WC and a good sized kitchen/dining room. To the first floor there are 3 bedrooms, one with ensuite and an additional modern family bathroom. There is also a large main bedroom with ensuite shower room and storage in the loft. Access to Oakwood tube station (Picc. Line), shopping parade, bus routes & in the catchment for very popular schools including Eversley, Merryhills & Grange Park Primary Schools, plus Highlands Secondary & Southgate School. A well maintained, modern family home with potential to extend to the side and rear (STPP).



### **ACCOMMODATION**

- \* ENTRANCE HALL \* DOWNSTAIRS CLOAKROOM \* KITCHEN/DINING ROOM \* FRONT RECEPTION
- \* 4 BEDROOMS \* 3 BATHROOMS \* FRONT DRIVEWAY & REAR GARDEN \* OFF STREET PARKING FOR 2/3 CARS \* CLOSE TO EXCELLENT LOCAL SCHOOLS FOR ALL AGES \* WALKING DISTANCE TO BOXERS LAKE
- \* SERVICES: GAS CENTRAL HEATING \* FEATURES: SOLAR PANELS, DOUBLE GLAZING, WIDE SOUTH FACING REAR GARDEN, APPROX 70FT \*

**PRICE: £745,000 FREEHOLD**



### ENTRANCE HALL

Partially glazed composite front door leading in to a bright entrance hall. Access to the front reception room, downstairs WC and kitchen/dining room. Laminate flooring, spotlights to the ceiling and double radiator. Understairs storage cupboard.



### RECEPTION ROOM 12'11" x 11'2" (3.94m x 3.40m )

Double glazed bay window to the front, letting in lots of natural light with radiator beneath. Laminate flooring and spotlights to the ceiling.



**KITCHEN/DINING ROOM 18'4" x 11'10" (5.59m x 3.61m)**

**Double glazed window & bifold doors leading out to the rear garden. A well fitted modern kitchen with country style base & wall units. Porcelain tiled flooring and spotlights to the ceiling. Undercounter Neff single oven, electric hob & stainless steel chimney hood. Stainless steel 1.5 bowl sink with mixer tap, integrated dishwasher & plumbed for washing machine.**



**KITCHEN/DINING ROOM (PIC 2)**

**A different aspect showing the dining area and bifold doors leading out to the rear garden.**





### **DOWNSTAIRS WC**

**Double glazed frosted window to the front. Partially tiled, with low flush WC & wash handbasin with mixer tap and vanity unit beneath. Radiator.**



### **BEDROOM 1 (LOFT) 17'3" x 12'0" (5.27 x 3.67)**

**Double glazed window to the rear. Carpeted, with fitted wardrobes, additional storage cupboard and access to the ensuite shower room. Spotlights to the ceiling. Neutrally decorated.**



### **ENSUITE**

**Ensuite shower room comprising of shower, wash hand basin, low flush WC and chrome heated towel rail**

### **1ST FLOOR LANDING**

**Carpeted with access to bedrooms 2, 3, 4 & the family bathroom. Useful storage cupboard.**



### **BEDROOM 2 12'4" x 10'7" (3.76m x 3.23m)**

**Double glazed window to the rear. Carpeted. Access to the ensuite shower room. Neutrally decorated.**





**ENSUITE 7'9" x 4'1" (2.36m x 1.24m)**

Double glazed frosted window to the side. Ensuite shower room comprising of glass shower cubicle, pedestal wash hand basin & low flush WC. Chrome heated towel rail, tiled flooring and partially tiled walls.



**BEDROOM 3 9'7" x 7'3" (2.92m x 2.21m)**

Double glazed window to the front with radiator beneath. Carpeted, with fitted wardrobes. Neutrally decorated.



**BEDROOM 4 9'0" x 7'3" (2.75 x 2.21)**

**Double glazed window to the rear with radiator beneath. Carpeted and neutrally decorated.**



**BATHROOM 7'7" x 6'3" (2.31m x 1.91m)**

**Double glazed frosted window to the front. A good sized family bathroom comprising of a full sized paneled bath with overhead shower & glass shower panel. Pedestal wash hand basin and low flush WC. Tiled floors and partially tiled walls.**





## GARDEN

A large South facing, well kept rear garden mainly laid to lawn. There is a good sized patio area, side access and a large shed to the back of the lawn.



## REAR ELEVATION



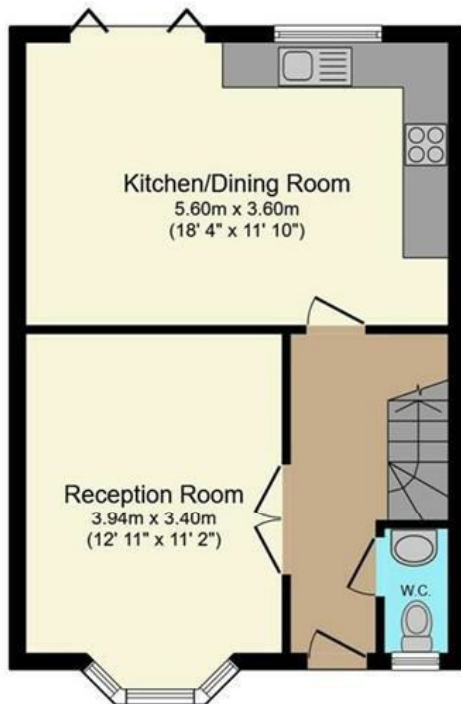




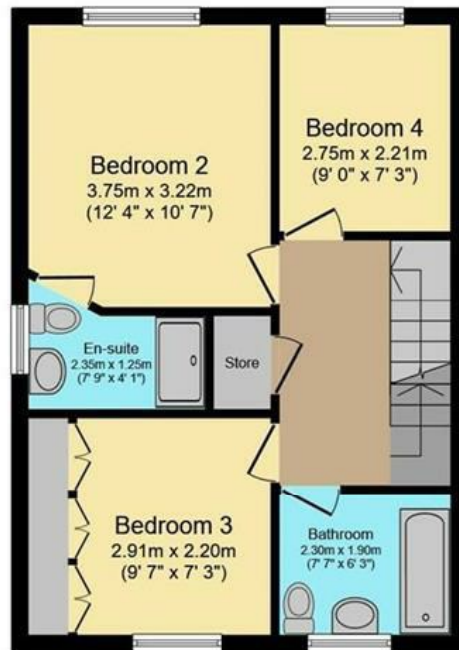
## TARNBANK, OAKWOOD, EN2

Approximate area 1305sqft (121sqm)

All measurements are approximate and are for illustrative purposes only.



Ground Floor



First Floor



Top Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
88	89
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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