

Keegan White
ESTATE AGENTS

7 Oakwood | £425,000







Features

- Three Good Sized Bedrooms
- Garage
- Solar + Battery
- South Facing Garden
- Conservatory
- Guest Cloakroom

The entrance porch gives additional functional space to store coats and shoes and a secondary front door leads into the entrance hallway that has a guest cloakroom, the stairs to the first floor with storage below, and leads into the living room. This has a window to front aspect and has the kitchen and conservatory adjoining it. The kitchen has plenty of storage units and worktops, a sink and drainer, window to rear aspect, electric oven, hob, extractor fan, and a backdoor leading into the garden. To the first floor there are three good sized bedrooms and a modern family bathroom suite.

Externally, there is lawned garden to the front with gated side access to the south facing garden. At the back of the garden is the detached garage that has a side door for access and is an oversized single garage with off street parking in front of it for one car.
The property has benefitted from having 3.6KW solar panels installed with an inverter and a 3KW battery which generates around 4 mega watts per annum. The gas fired hot air heating system was renewed in 2010 and the house has an enviable EPC rating of C (80).









Oakwood is a popular residential development located within walking distance to the east of Flackwell Heath's village centre. Close by is the popular Stag Public House, that has inspiring views across rolling Chiltern countryside. Flackwell Heath has numerous facilities, with good local shopping, and a range of eateries, a superb golf course, and a host of clubs and activities on offer at the community centre. People move to the area to take advantage of local schooling, and Carrington Infant and Junior Schools are within walking distance. For secondary schools, Bourne End Academy is a fifteen minute bus ride away, as are John Hamden Grammar School and Wycombe High School. Flackwell is surrounded by three larger towns of High Wycombe, Marlow and Beaconsfield, where there is a wider array of shopping and hospitality venues, with direct rail links to London. For Road commuters, Junctions 3 and 4 of the M40 are in close proximity, linking to the M25 and London Heathrow Airport.

Additional Information:

Council Tax Band: D

Energy Performance Rating: EPC C(80)

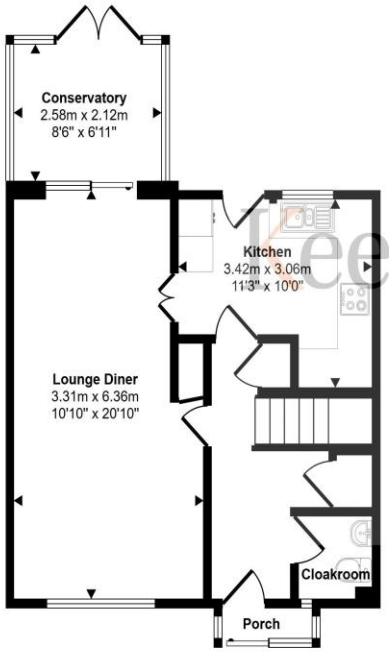
Keegan White
ESTATE AGENTS



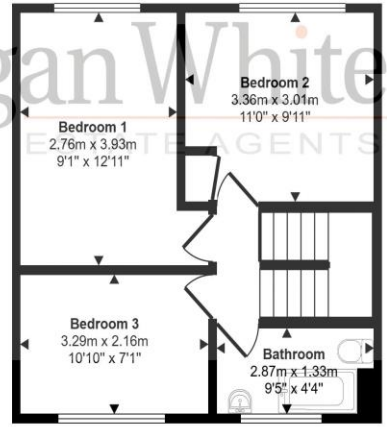




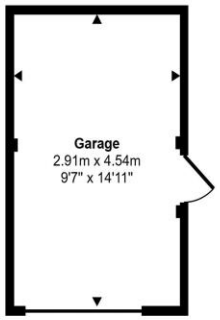
Approx Gross Internal Area
100 sq m / 1072 sq ft



Ground Floor
Approx 47 sq m / 505 sq ft



First Floor
Approx 39 sq m / 425 sq ft



Garage
Approx 13 sq m / 142 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s)or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ
Tel: 01494 417007
Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

Keegan White
ESTATE AGENTS