

The logo for Oakheart, featuring the word "oakheart" in a white, lowercase, sans-serif font against a blue sky background.

oakheart

£325,000

Price Guide
Flint Way, Acton

* Guide Price £325,000 - £350,000*

Situated within a popular and well regarded development in the sought after village of Acton is this immaculately presented three bedroom family home. Offering off street parking for two vehicles, generous living space and a landscaped rear garden, this property is ideally suited to a range of buyers and is ready for immediate occupation.

The accommodation has been carefully maintained by the current owners and is presented in turnkey condition throughout. The living room provides a welcoming and comfortable space, forming the central hub of the home. To the rear, the kitchen/dining room enjoys views over the garden and offers a

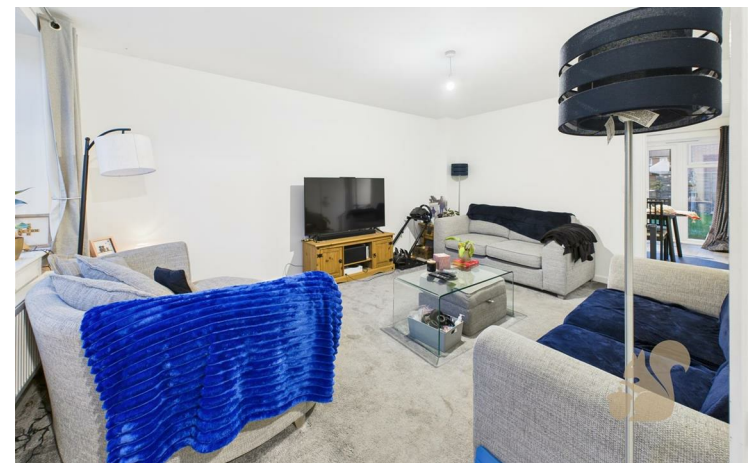
bright and sociable environment. Finished with wood effect flooring and light grey wall and base units, the kitchen is well equipped with a four ring gas hob, eye level oven, inset sink with drainer and space for appliances including a dishwasher and fridge/freezer. Double French doors from the dining area allow an abundance of natural light and provide direct access to the rear garden.

Adjoining the kitchen is a useful utility area along with a well presented ground floor cloakroom, adding further practicality to the home.

The first floor offers three well proportioned bedrooms and a family

bathroom. The principal bedroom is a generous double and benefits from built in wardrobes and a modern ensuite comprising a walk in shower, low level WC and hand wash basin. The second bedroom is another comfortable double, while the third bedroom is currently utilised as a single room and would also make an ideal home office. The family bathroom completes the accommodation with a panelled bath, low level WC and hand wash basin.

Outside, the rear garden has been thoughtfully landscaped to provide an attractive and low maintenance outdoor space, ideal for both relaxing and entertaining.











Approximate total area⁽¹⁾

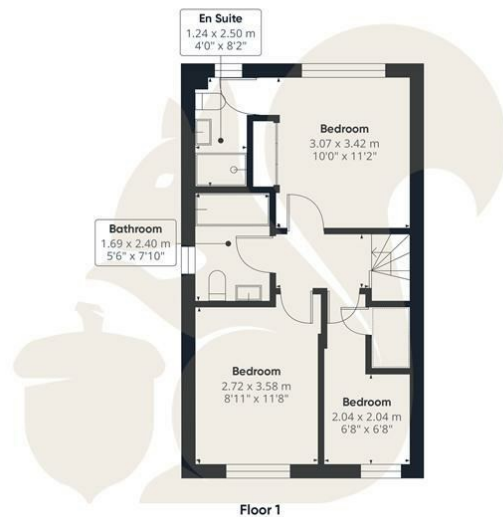
77.7 m²

837 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360



Floor 1

Council Tax Band:
C

Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | 83 | 95 |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p>  | | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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