



**29 Oak Way, Huntley GL19 3SD**  
**£285,000**



## 29 Oak Way, Huntley GL19 3SD

• Three bedroom semi-detached home • Recently installed Howdens kitchen • Popular village location • Ample off road parking • Garage conversion • Tax band C • EPC D62



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**£285,000**

### Entrance Hall

Stairs to first floor, doors off.

### Cloakroom

WC, wash hand basin with vanity unit under, obscure window to front elevation.

### Living Room

Feature fireplace with inset log burner style electric fire, patio doors to conservatory, door to

### Kitchen/Dining Room

Recently fitted Howdens kitchen with a range of matching base and wall shaker style units with quartz style worktops, ceramic sink, electric oven with extractor hood over, eye level oven, space for washing machine, dishwasher, and under-counter fridge. Window to front elevation, French doors to garden.

### Conservatory

Brick and Upvc construction, doors to garden.

### On The First Floor

#### Landing

Access to loft space, airing cupboard, doors off

#### Bedroom One

Built-in wardrobes, window to rear

#### Bedroom Two

Window to rear overlooking the back garden.

#### Bedroom Three

Window to front

### Bathroom

White suite comprising panelled bath with shower over, WC, wash hand basin with vanity unit under, obscure window to front.

### Outside

Driveway with parking for 2/3 vehicles and path to front door. Gated side access leads around to rear garden which is mainly laid to lawn with a decked area and raised beds.

### Location

Huntley is a village located 7 miles west of Gloucester on the A40 in the north of the Forest of Dean. With a CE primary school providing education from 4 to 11 years, a church, a garden centre, and traditional butchers, plus a filling station.

A football and cricket club, the cricket club, founded in 1874, has its own ground to the south of the main road and runs an annual Beer Festival in the summer

### Material Information

Tenure: Freehold

Council tax band: C

Local Authority & rates: Forest of Dean District Council - £1,930.02 2024/25

Electricity supply: mains

Water supply: mains

Sewerage: mains

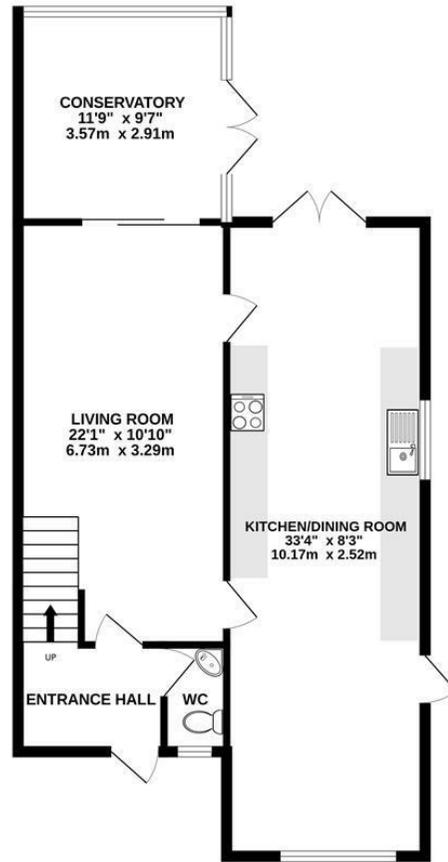
Heating: oil

Broadband speed: Basic 5 Mbps Superfast 61 Mbps

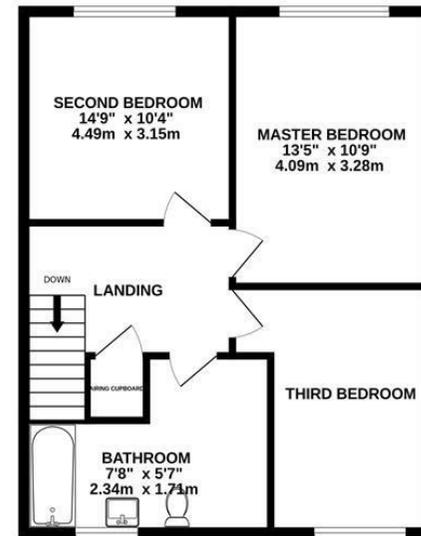
Mobile phone coverage: EE, Vodafone, Three, O2



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 850sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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