



## 8 Oakfield Road Malvern, WR14 1DS

Located in a popular residential area, close to local amenities and Malvern Link train station. This extended link-detached bungalow offers versatile living, with gas central heating and double glazing throughout.

In brief the accommodation comprises a generous "L" shaped living dining room, kitchen, the main bedroom with the addition of a dressing room and ensuite, bathroom, bedroom two and then an office/bedroom three. One of the standout features of this bungalow is the generous rear flat plot garden, garage and driveway parking accommodating numerous vehicles. In need of a little updating, this bungalow is offered for sale with no onward chain.

**£365,000**

# 8 Oakfield Road

## Malvern, WR14 1DS



### Entrance Hall

Obscure glazed door with side window panel opens into the Entrance Hall. With doors off to the Living Dining Room, Kitchen, Bathroom, Bedroom One and Office / Bedroom Three. Door to a coat cupboard housing coat hooks and shelving for storage. Double doors open to an Airing Cupboard housing a Vaillant combination boiler with slatted shelving for storage and an additional wall mounted heater. Radiator, coving to ceiling and access to roof space via hatch.

### Living Dining Room

An "L" shaped room

### Living Area

16'0" x 12'1" (4.9m x 3.7m)

This light and spacious room benefits from dual aspect windows comprising a large double glazed window to the front aspect and a further double glazed window to the side aspect. Electric fire with stone hearth and surround and radiator.

### Dining Area

8'11" x 8'6" (2.72m x 2.6m)

With a double glazed window to the side aspect, radiator and glazed door to the Kitchen.

### Kitchen

12'5" x 10'2" (3.8m x 3.1m)

The Kitchen is fitted with a range of base and eye level units with working surfaces and tiled walls. Stainless steel sink unit with one and a half bowls, drainer and mixer tap, four point gas hob with a screen cover and extractor above with drawers below. Eyelevel electric Bosch oven with space for a microwave below. Space and plumbing for a slimline dishwasher and space for a further tall appliance. Double glazed window to the side aspect, door to the Entrance Hall and a further door to the Side Lobby.

### Side Lobby

20'1" x 4'3" (6.13m x 1.3m)

Stepping out to the Side Lobby fitted with base level units with working surfaces above, space and plumbing for a washing machine and space for further undercounter appliances. Door to the fore-garden and door to the rear garden. Tiled flooring, wall mounted electric heater, lighting and power.

### Bedroom One

12'1" x 9'10" (3.7m x 3m)

With a door to the En-Suite Shower Room and walking through a substantial Dressing Area to the Bedroom Area. Comprehensively fitted with bedroom furniture, double glazed French doors opening out to the rear garden. Radiator and TV aerial.

### Dressing Area

8'2" x 6'6" (2.5m x 2m)

Fitted with floor to ceiling mirrored wardrobes.

### En-Suite Shower Room

The Ensuite Shower Room is fitted with a white suite comprising vanity unit with sink inset, cupboards below and hidden cistern WC. Generous corner shower cubicle with electric Mira shower, tiled walls, fixed seating and hand rail. Tiled flooring, heated towel rail, wall mounted electric heater and Velux double glazed window to ceiling.

### Office / Bedroom Three

11'6" x 8'3" (3.53m x 2.54m)

Double glazed window to the side aspect, radiator and door to Bedroom Two.

### Bedroom Two

12'1" x 11'1" (3.7m x 3.4m)

Double glazed window to the rear aspect, overlooking the rear garden. Fitted bedroom furniture, radiator and TV aerial.

### Bathroom

The Bathroom is fitted with a white suite comprising, panel bath with shower attachment above and concertina bath screen, pedestal wash hand basin and low flush WC. Partially tiled walls, wall mounted electric heater, mirrored wall cabinet and obscured double glazed window to the side aspect.

### Garage

24'3" x 7'10" (7.4m x 2.4m)

With electric up and over door to the driveway parking, shelving, power and lighting. Wall mounted gas meter, electric fuse board and electric meter.

### Outside

The garden to the rear of the property is a generous flat plot predominantly laid to lawn with shaped borders filled with an abundance of mature planting. Paved patio area adjoins the property with a pathway leading to a further seating area. Outside tap to the side of the property under a covered area, courtesy door to the Garage and hardstanding for the Greenhouse. The garden enjoys a high degree of privacy and is encompassed by beech hedging.

To the front of the property is tandem driveway parking for several vehicles leading to the Garage. The fore-garden is predominantly laid to lawn with numerous well maintained shrubs and a paved pathway leading to the Side Lobby.

### Council Tax Band

We understand that this property is council tax band D.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

### Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

### Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

### Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

### Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet <https://www.youtube.com/watch?v=2Pumj8D-5hg>



# Floor Plan



8 Oakfield Road, Malvern

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.