



## 22 Oakfield Road Malvern, WR14 1DS

Located in a popular residential area, this delightful detached bungalow offers a perfect blend of comfort and elegance. With three well-proportioned bedrooms, fitted kitchen, shower room and a generous living dining room, this property is ideal for families or those seeking a peaceful retreat.

The bungalow boasts a well-maintained interior and outside, the property is surrounded by beautiful gardens that enhance its appeal. In summary, this light and spacious bungalow on Oakfield Road is a wonderful opportunity for anyone looking to settle in the picturesque area of Malvern. With its attractive gardens, generous living space, and excellent parking facilities, this property is sure to impress. EPC Rating Awaited

**£399,950**



# 22 Oakfield Road

Malvern, WR14 1DS



## Entrance Porch

Part glazed door opens into this newly fitted entrance porch, with double glazed windows to the front and side aspects, coir matting and part glazed door to the Entrance Hall.

## Entrance Hall

The Entrance Hall, has doors off to all rooms, radiator and doors to a coat cupboard with hooks and slatted shelving for storage. Obscured double glazed window to the front aspect and access to roof space via a hatch. The Worcester Bosch combination boiler is located in the roof space.

## Living Dining Room

### Dining Area

8'6" x 8'3" (2.6m x 2.53m)

Double glazed window to the side aspect, radiator and coving to ceiling. Glazed door to the fitted Kitchen and opening to the Living Area.

### Living Area

17'0" x 11'1" (5.2m x 3.4m)

This light and spacious room with double glazed windows to the front and side aspects, provides views towards the Malvern Hills. A particular feature of this room is the wall mounted gas "log effect" fire. With radiator and coving to ceiling.

### Fitted Kitchen

12'5" x 7'10" (3.8m x 2.4m)

The Kitchen is fitted with coloured eye and base level units with soft closing drawers and working surfaces. Eyelevel double electric Bosch oven and four ring Bosch hob with extractor above. Stainless steel sink unit with drainer and mixer tap, integrated slimline Bosch dishwasher and space and plumbing for a washing machine. Integrated fridge freezer, double glazed window to the side aspect and part glazed door opens out to the side of the property.

### Bedroom One

13'1" x 10'5" (4m x 3.2m)

This light bedroom has dual aspect with double glazed windows to the front and rear aspects over looking the garden. Radiator.

### Bedroom Two

11'5" x 9'6" (3.5m x 2.9m)

Double glazed window to the rear aspect, overlooking the rear garden. Radiator.

### Bedroom Three / Office

9'4" x 7'10" (2.86m x 2.4m)

Currently used as an Office, this versatile room has double glazed French Doors opening out to the beautiful rear garden. Radiator.

### Shower Room

The Shower room is fitted with a white suite comprising, a double walk-in shower, with a Triton electric shower enclosed, tiled walls and glazed screen and sliding door. Low flush WC, vanity unit with sink inset and

cupboards and drawers below. Partially tiled walls, cream "ladder" style radiator and obscured double glazed window to the side aspect.

## Garage

18'10" x 8'6" (5.76m x 2.6m)

With double doors opening out to the driveway parking and a further courtesy door to the rear garden.

## Outside

The garden to the rear of the property is a gardeners delight, predominantly laid to lawn with shrub and flower filled borders creating an abundance of colour. A timber summer house provide a tranquil seating area whilst admiring the garden. A paved pathway wraps around the garden and leads to the fore-garden via gated side access.

To the front of the property is driveway parking for several vehicles leading to the Tandem Garage. The fore-garden is predominantly laid to lawn with shrub and flower filled borders.

## 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.

## 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.

## Disclosure

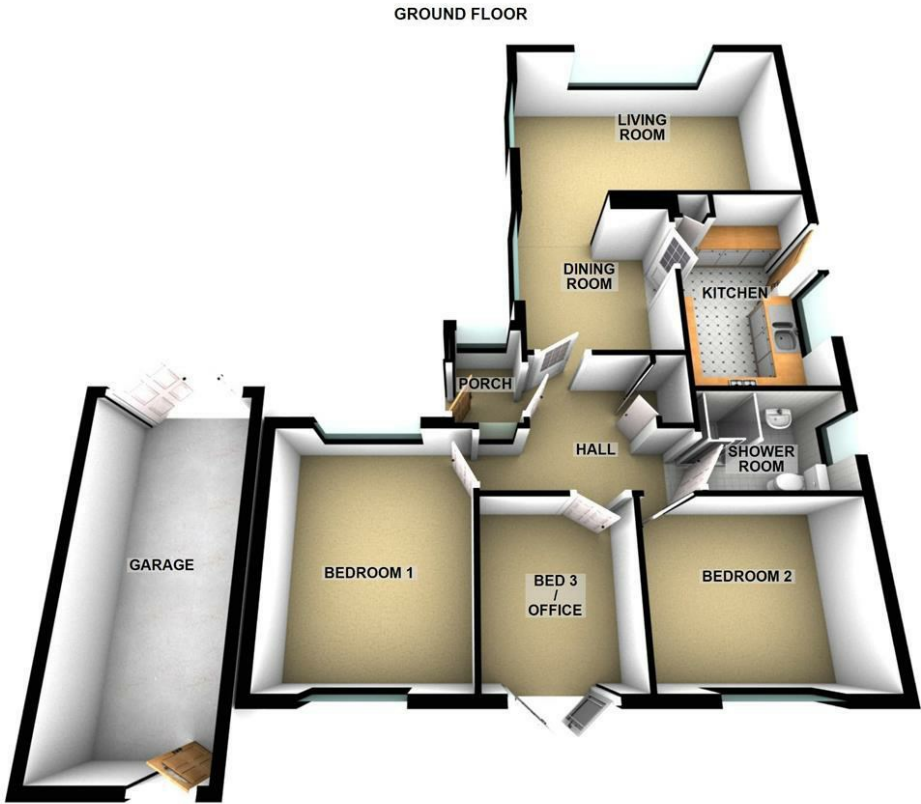
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally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

## 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



Floor Plan



22 OAKFIELD ROAD, MALVERN

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	