



## Kenwood Flash Lane, Light Oaks, ST2 7LA

Offers In The Region Of £350,000

- Semi-detached property situated in a sought after location and offering a well-balanced layout ideal for family living
- Three generously sized bedrooms, providing comfortable accommodation and flexibility for home working or guests
- Useful loft room, accessed via a ladder cleverly concealed within a wardrobe, ideal for storage, hobbies, or occasional use
- Spacious triple-aspect sitting room filled with natural light, featuring a charming log burner for a cosy focal point
- Pleasant open views to both the front and side aspects, enhancing the sense of space and privacy
- Beautifully maintained south-facing rear garden, perfect for outdoor entertaining and enjoying sunlight throughout the day

# Kenwood Flash Lane, Light Oaks ST2 7LA

Whittaker & Biggs are delighted to offer to the market this charming semi-detached house built in 1930. The property boasts three well-proportioned bedrooms and two bathrooms, making it an ideal family home.

As you enter, you are greeted by a spacious triple-aspect sitting room that is bathed in natural light. This inviting space features a charming log burner, creating a cosy focal point perfect for those chilly evenings. The layout is designed for both relaxation and entertaining, ensuring that family gatherings and social events are a pleasure.

The stylish contemporary kitchen is fitted with modern units and integrated appliances, providing a sleek and functional space for culinary enthusiasts. A separate utility room adds practicality, making daily chores more manageable.



Council Tax Band: B



## Ground Floor

### Sitting Room

16'11" x 11'3"

UPVC double glazed window to the frontage, three UPVC double glazed picture windows to the side aspect, UPVC double glazed French doors with side light windows and transom window to the rear, log burner, glass hearth, inset ceiling spotlights, two radiators.

### Dining Room

12'4" x 9'10"

UPVC double glazed French doors to the rear, stairs to the first floor, understairs storage cupboard, radiator.

### Breakfast Kitchen

12'4" x 11'4"

UPVC double glazed window to the frontage, high gloss units to the base and eye level, island unit, Neff ceramic hob, Neff electric fan assisted oven and grill, Neff integral microwave, integral fridge freezer, composite sink with slate drainer, chrome mixer tap, radiator, privacy glass.

### Utility Room

7'10" x 5'9"

UPVC double glazed window to the side aspect, base units, space and plumbing for a washing machine, space for a freestanding fridge freezer, stainless steel sink and drainer, chrome mixer tap.

### Shower Room

7'4" x 4'10"

UPVC double glazed window to the side aspect, walk-in shower enclosure, chrome

fitments, rainfall shower head, pedestal wash hand basin, chrome taps, low level WC, extractor fan, loft hatch, radiator.

### Store to the Frontage

5'2" x 3'8"

UPVC double glazed window to the frontage, UPVC door to the side aspect.

### Store to the Rear

6'6" x 2'10"

UPVC door, housing the Baxi combi boiler.

## First Floor

### Bathroom

11'3" x 6'7" max measurement

UPVC double glazed window to the frontage, double ended panel bath, chrome mixer tap, walk in shower enclosure, chrome fitments, rainfall shower head, vanity wash hand basin, low level WC, radiator, shaver point, inset ceiling spotlights, extractor fan.

### Bedroom One

11'4" x 10'0"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, radiator.

### Bedroom Two

11'5" x 9'10" not into wardrobes

UPVC double glazed window to the frontage, radiator, fitted wardrobes.

### Bedroom Three

9'10" x 9'10" not into wardrobes

UPVC double glazed window to the rear, radiator, fitted wardrobes, ladder up to loft room within the wardrobe.

### Loft Room

14'8" x 11'1"

Two skylights to the rear aspect, two radiators, storage cupboards, carpeted.

### Externally

To the frontage, resin driveway, block paved driveway, garage, wall boundary, mature shrubs.

To the rear, paved patio, area laid to lawn, hedge and fence boundary, well stocked borders, timber shed with power and light, glass greenhouse with power and light.

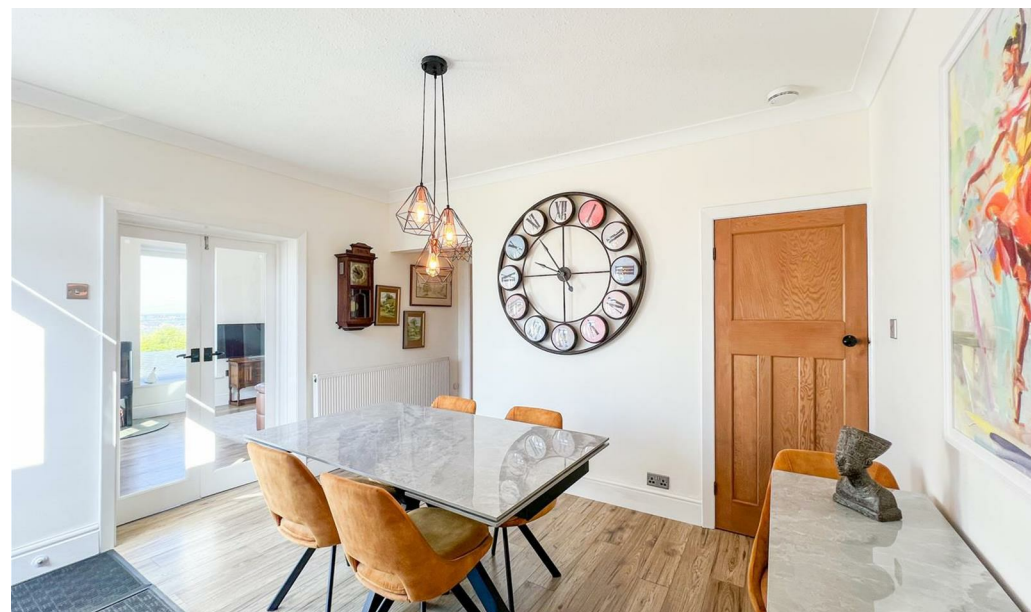
### Garage

16'5" x 14'9"

Brick construction, electric door, pedestrian door to the rear, power and light.

### AML REGULATIONS

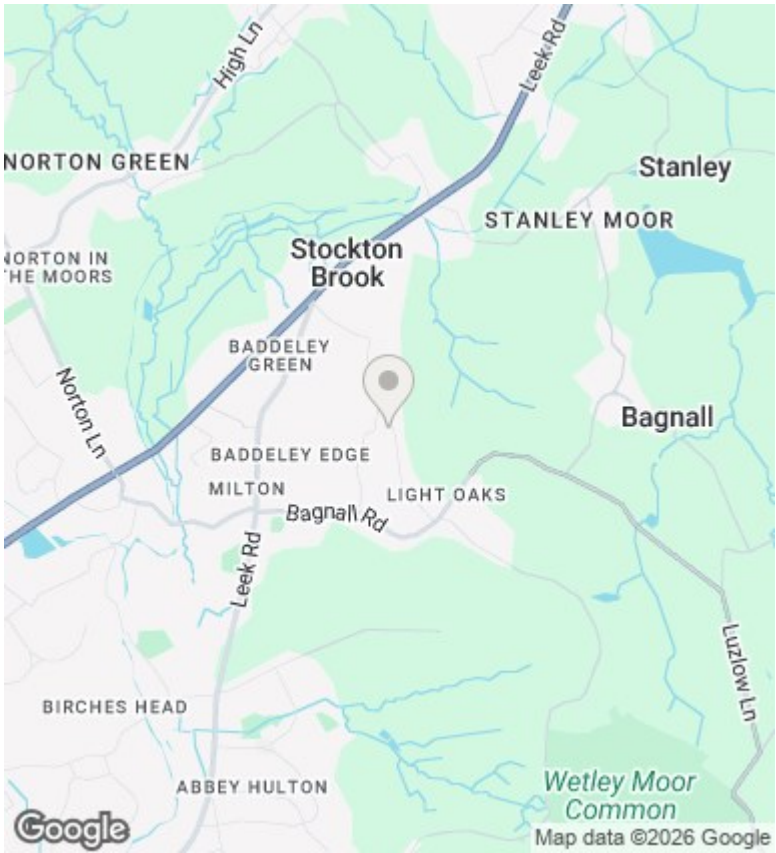
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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**Directions**

**Viewings**

Viewings by arrangement only. Call 01538 372006 to make an appointment.

**Council Tax Band**

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	