

Kennedys'

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14, Oatlands Road
Tadworth
KT20 6BS

Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £425,000. Beautifully presented two bedroom Victorian cottage, situated on a popular residential backwater equidistant to Banstead and Tadworth villages, and located on a no through road.

£425,000



- Two bedroom Victorian mid terrace cottage
- Dining room with under stairs storage
- Fitted storage to both bedrooms
- Beautiful rear garden with storage room and WC
- Beautifully presented throughout

- Front room with bespoke storage and feature fireplace
- Fully fitted modern shake style kitchen
- Modern bathroom with freestanding bath and separate shower
- Garden studio/home office with bifold doors
- *No onward chain*



PROPERTY DESCRIPTION

This attractive Victorian cottage has been beautifully refurbished over the years whilst still retaining many character features. The downstairs offers two good size reception rooms boasting solid wood flooring, thick carpet and spot lights, whilst the main lounge benefits from a wood burning stove with built-in shelving and storage either side of the chimney breast, double glazed sash windows with built-in window seat.

The dining room flows nicely on through to the kitchen and shows off the striking glass staircase featuring stair lighting which also accommodates an under-stairs storage cupboard. The shaker style kitchen with access to the stunning rear garden comprises of base and eye level units, built in hob, hood, oven/grill, washing machine, dishwasher & fridge/freezer as well as quartz effect laminate worktops.

On the first floor, there is a large double bedroom to the front with built-in wardrobes, sash windows and high ceilings, typical for a property of this age whilst the at the rear is a further double. The fully tiled modern family bathroom enjoys a freestanding bath, walk in shower and vanity unit.

The rear garden is south westerly facing, and in the quiet location you could easily forget how close you are to local shops, transport links and other nearby facilities. The garden has been completely transformed and incorporates beautiful stone patio with raised beds with designer planting and an artificial grass lawn, as well as a large storage cupboard and gardener's WC off the back of the house. The main feature of this special garden is the large studio to the rear which comprises of tiled floor, light lantern, underfloor heating and spot lights and currently houses a bar and storage room.





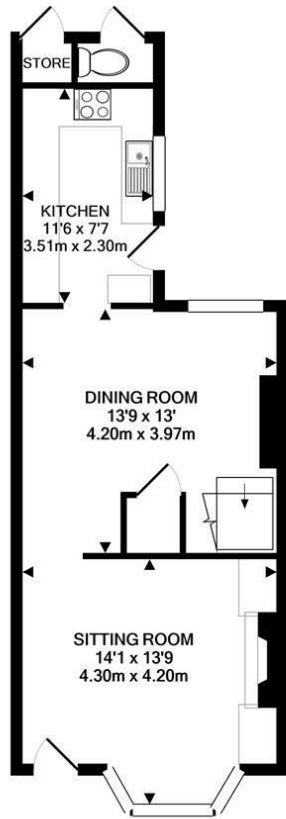




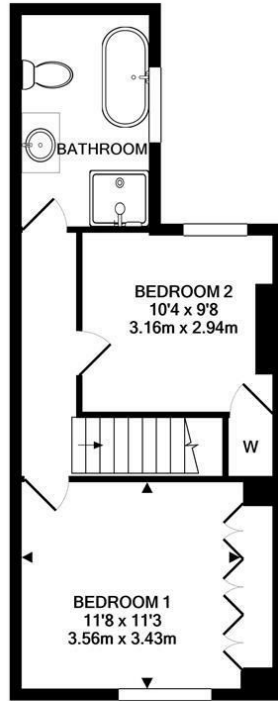
PROPERTY DESCRIPTION

The villages of Banstead and Kingswood are both easily accessible, offering a variety of shopping and leisure facilities, from traditional village shops through to larger stores such as M&S Food, Waitrose, Boots etc. as well as restaurants, coffee shops and tea rooms. The local area has a wide choice of good primary and secondary schools as well as independent preparatory and senior schools. There are mainline railway stations at both Banstead, Kingswood and Tattenham Corner giving easy access to London and access onto the M25 is via junction 8.

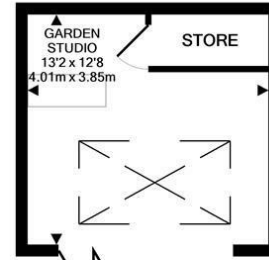
For further information or to arrange a private viewing please call our sales team in the Walton on the Hill office.



GROUND FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.6 SQ.M.)



GARDEN STUDIO
APPROX. FLOOR
AREA 166 SQ.FT.
(15.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1014 SQ.FT. (94.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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If you would like to arrange a viewing, please call a member of the Kennedy's sales team on 01737 817718

TENURE: Freehold
EPC RATING: D
COUNCIL: Reigate and Banstead
TAX BAND: D

These particulars, whilst believed to be accurate are set out as a general guide 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 Kennedy's has the authority to make or give any representation or warranty in respect of the property.



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