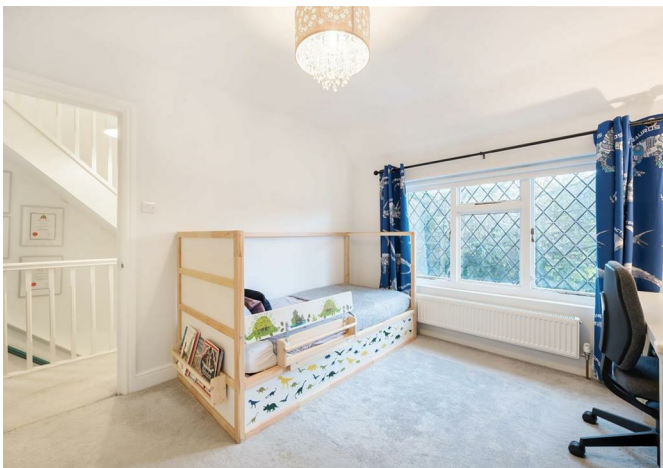




patrick
gardner
RESIDENTIAL

21 Oatfield Road, Tadworth, Surrey, KT20 5EP

Price Guide £600,000



- THREE DOUBLE BEDROOMS
- FAMILY ROOM WITH LOG BURNER
- COUNTRY STYLE KITCHEN/DINER
- CLOSE TO AMENITIES
- GARAGE/DRIVEWAY FOR SEVERAL VEHICLES

- SEMI-DETACHED FAMILY HOME
- FENCED GARDEN WITH PATIO AREA
- ENSUITE TO PRINCIPAL BEDROOM
- EXISTING PLANNING PERMISSION
- UTILITY ROOM AND DOWNSTAIRS CLOAKROOM

Description

From the storm porch the front door opens into the hallway and door to sitting room with feature fireplace and wood burner stove insert, built in storage and doorway through to a spacious kitchen/diner. The kitchen offers a range of wall and base units with oven, hob and extractor with ample space for freestanding white goods and door leading to cloakroom and utility room providing direct access to the garden.

The first-floor features two double bedrooms both of which are served by the family bathroom with bath, wash hand basin and w.c. Stairs lead to the second floor featuring the master suite benefiting from built in storage and ensuite shower room.

The fenced rear garden is mostly laid to lawn with patio area for outside dining and garden shed. To the front the property offers paved driveway for several vehicles and single garage.

The property benefits from existing planning permission for a two storey side extension and a single rear extension.

Situation

This beautifully presented three bedroom semi detached home is located a couple of minutes walk from local shops and restaurants in Shelveys Way with Tattenham Corner also nearby.

Acres of open green belt and National Trust land are within easy reach including Epsom Downs providing ideal facilities for walking, riding and cycling enthusiasts.

Tadworth village with Tadworth mainline railway station are close by providing good transport links.

Tenure	Freehold
EPC	D
Council Tax Band	D



Oatfield Road, Tadworth, KT20

Approximate Area = 1146 sq ft / 106.4 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 1300 sq ft / 120.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023.
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