



Ibbett Mosely

Ibbett Mosely





Ibbett Mosely



Ibbett Mosely



Ibbett Mosely

## Tandridge Lane, Tandridge, Surrey, RH8 9NN

**Asking Price £440,000 Freehold**

**\*\* FOR SALE WITH NO ONWARD CHAIN\*\***

**In a semi-rural location backing onto fields and now requiring some updating and improvement this extended three bedroom nineteen fifties inner terraced family home is available on the open market for the first time since new.**

- Three Bedrooms
- Kitchen
- Double Glazing
- Footpath Access Only
- Shower Room
- Cloakroom
- Cavity Wall Insulation
- Two Reception Rooms
- Gas Central Heating
- Large Garden

**\*\*FOR SALE FREEHOLD WITH NO ONWARD CHAIN \*\***

A wonderful opportunity to purchase a spacious three bedroom extended inner terraced family home, occupied since new by the same family. There are brick elevations under a tiled roof with the exception of the extension which is under a flat roof. Now requiring some updating, the property is in the Metropolitan Green Belt and an Area of Outstanding Natural Beauty.

### LOCATION

The village of Tandridge is to the west of Oxted, within the village there is St Peters C of E Infant School, St Peters Church, a village hall and the Barley Mow public house, the village is surrounded by open countryside.

Oxted is about three miles with its range of shops and supermarkets as well as a main line station to London.

There are excellent state and private schools in the area as well as various sporting and recreation facilities including Tandridge Golf Club.

M25 (J 6) about three miles at Godstone, connecting with other motorway networks.

### GROUND FLOOR

A double glazed door opens to the enclosed entrance porch.

### ENTRANCE PORCH

With door to the entrance hall.

### ENTRANCE HALL

With radiator and stairs to the first floor.

### RECEPTION ROOM

With radiator, double glazed window, brick surround to a fireplace with open grate, cupboard under the stairs, arched recess with fitted shelves. Door to the inner hall

### INNER HALL

Store cupboard with power.

### CLOAKROOM

With w.c., radiator and extractor fan.



### KITCHEN

Fitted with a range of base and wall units, single drainer single bowl stainless steel sink unit, space for cooker, extractor fan, washing machine, dishwasher and fridge to remain. Cupboard with gas boiler for heating and hot water, part tiled walls, and double glazed window.

### SECOND RECEPTION ROOM

With radiator, double glazed window, wall light points and patio door to the garden.

### FIRST FLOOR

#### LANDING

Hatch with fitted ladder to loft space.

#### BEDROOM ONE

With radiator and double glazed window.

#### BEDROOM TWO

With radiator, double glazed window and recessed cupboard.

#### BEDROOM THREE

With radiator, double glazed window and cupboard over the stairs.

### SHOWER ROOM

With shower cubicle, w.c. and hand basin. Radiator, double glazed window, tiled walls and linen cupboard with hot water cylinder and shelving.

### THE GARDEN

The garden includes numerous plants, trees and shrubs including camellia, laurel and hydrangeas. There are three sheds and a greenhouse. The garden backs open fields and there is access from the front garden

### COUNCIL TAX

The property is in the Tandridge District and is in Council Tax Band "C"

### SERVICES

Mains gas, water, electricity and drainage are connected to the property.

### ROUTE TO VIEW

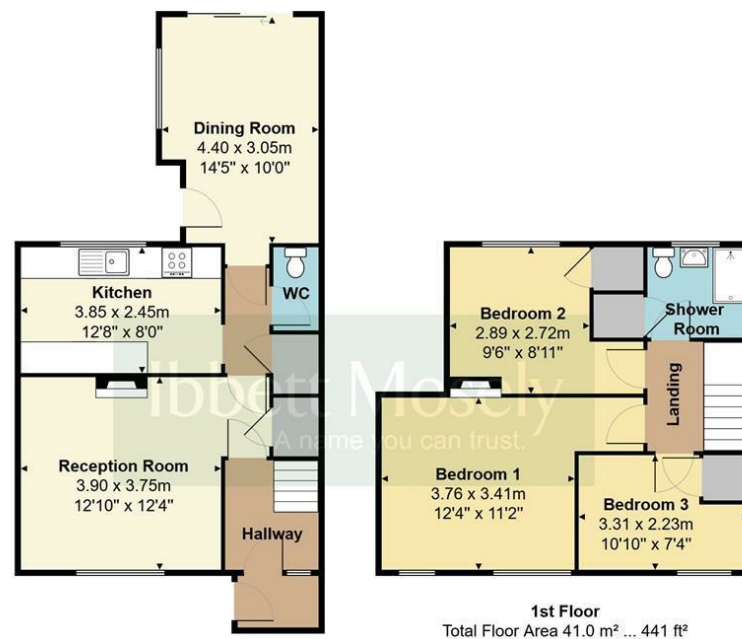
Leave Oxted on the A25 towards Godstone and junction 6 of the M25. Pass Tandridge Golf Club, at the roundabout turn left into Tandridge Lane. Proceed into Tandridge Village when the property will be on the right almost opposite the Barley Mow Public House.



EPC Rating- D

Tandridge Lane, Tandridge, Oxted, RH8

Total Floor Area: 92.1 m<sup>2</sup> ... 991 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.  
[www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)

**Ibbett Mosely**

**Westerham 01959 563265**

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

**[www.ibbettmosely.co.uk](http://www.ibbettmosely.co.uk)**

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

**...a name you can trust**  
*offices in Kent and London*