



Oatlands Road, Tadworth

The **PERSONAL** Agent

Fixed Asking Price

£520,000

Freehold

- 1023 sq ft period property
- Three bedroom end terrace
- Two reception areas
- Kitchen/breakfast room
- South facing rear garden
- Off Street Parking
- Vendor suited



* FIXED ASKING PRICE * VENDOR SUITED * Set in a peaceful position within the leafy hamlet of Burgh Heath which is equidistance from Banstead and Tadworth, this impeccably presented Victorian end terrace home warrants immediate inspection to fully appreciate all it has to offer.

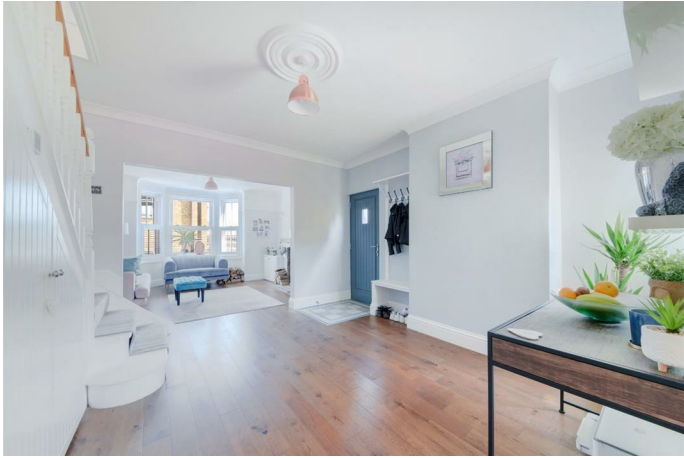
Much improved and modernised, the property boasts three bedrooms, impressive living and family rooms that link to a kitchen/breakfast room that in turn opens on to a secluded Southerly facing rear garden. Set in a peaceful yet convenient location with easy access to the M25 and the surrounding towns yet just a stones throw from open fields and country walks at the end of the road, this fine home really offers the best of both worlds.

When you couple the wonderful position it enjoys with its secluded rear garden it's the perfect family home. The property

is within the catchment of the well regarded local schools, the large market towns of Epsom, Sutton and Reigate are nearby with mainline stations with regular services to Victoria, Waterloo and London Bridge.

The property offers a bright and welcoming feel as soon as you step through the new front door, partly due to the entire ground floor enjoying underfloor heating. The superb living room with bay window and log burning stove link to the family room and a kitchen/breakfast room opens to the garden. On the first floor are three bedrooms and a modern and beautifully finished family bathroom. The property has been tastefully refurbished throughout with double glazed sash windows, heating featuring a Megaflo-style system as well as a stylish finish throughout with real attention to detail focusing on maintaining the character of the original home. The property offers scope to extend STPP in to the loft space if desired.

The rear garden is of a good size (67ft x 21ft) and benefits from a South facing aspect offering a patio area perfect for al-fresco dining. The property is within a short distance of the heart of Banstead village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The open spaces of Banstead Downs provide walks and cycling routes, Oaks Park and Epsom Downs are also easily reached. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Kingswood Station some 0.8 of a mile away and Tattenham Corner, Banstead and Tadworth stations are also all within close proximity. Viewing highly recommended.

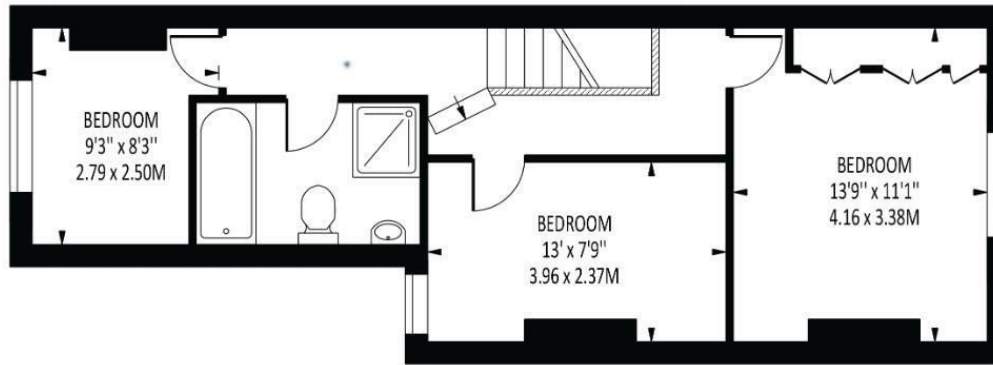




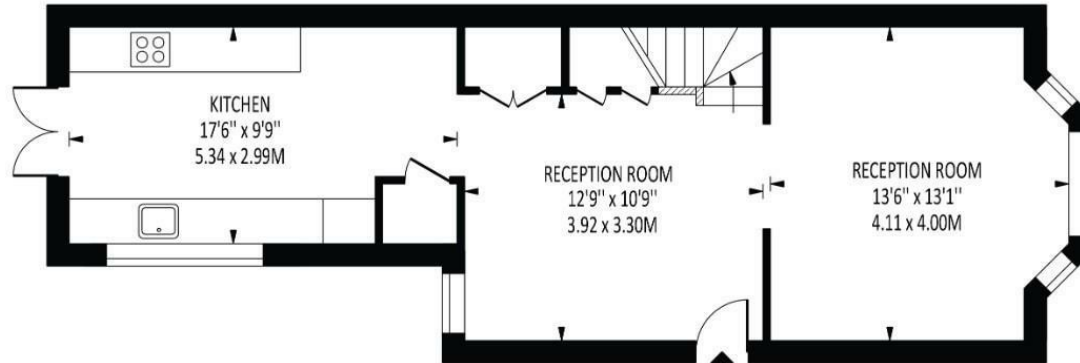
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Oatlands Road
Total Area: 1023 SQ FT • 95.06 SQ M



FIRST FLOOR



GROUND FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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