



Oatlands Road, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- 1262 sq ft property
- Semi detached Victorian house
- Three double bedrooms
- Two reception rooms
- Primary bedroom with bonus room and en-suite shower room
- Cabin / Office (11'3 x 10'11)
- South-westerly 90' rear garden
- Offroad parking
- Views over adjoining farmland
- Clients suited



This very well-presented 1262 sq ft three double bedroom semi detached Victorian house has great character and charm. The accommodation is arranged over three storeys. To the rear is a very attractive garden backing onto farmland and an excellent cabin/office/studio.

Downstairs, the property consists of a hallway, separate sitting room and dining room. The dining room has access to the well-equipped kitchen which in turn looks

out to the rear garden and patio. On the first floor there are two double bedrooms and a bathroom. On the second floor is the primary bedroom with access to a bonus room and en-suite shower room. Outside there is a driveway to the side for one-two cars. To the rear there is a studio /office, garden shed and far reaching farmland views.

The property is within a short distance of Banstead with its excellent high street

shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The open spaces of Banstead Downs and Burgh Heath provide walks and cycling routes, Oaks Park, Walton Heath 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. Tattenham Corner, Banstead and Tadworth stations are also all within close proximity. Viewing highly recommended.



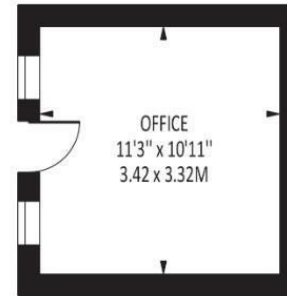
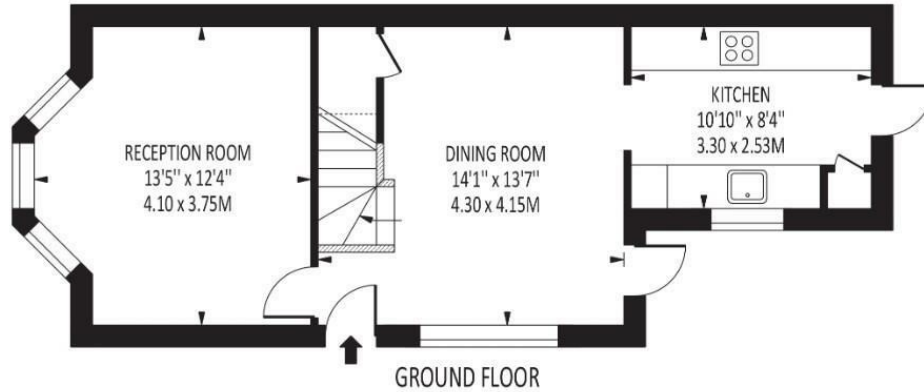
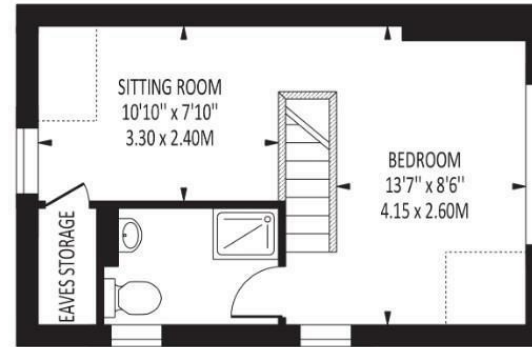
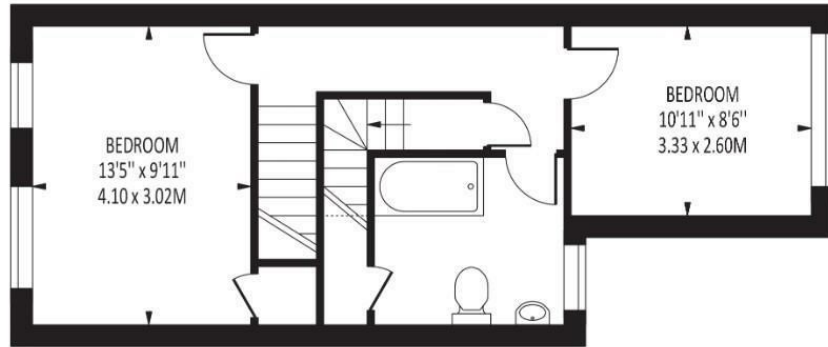


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Total Area: 1262 SQ FT • 117.20 SQ M
 (Including Eaves Storage, Restricted Height Area & Office)
 Eaves Storage & Restricted Height Area: 38 SQ FT • 3.50 SQ M
 Office Area: 122 SQ FT • 11.35 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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