



Oatlands Road, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £475,000 Freehold

- 943 sq ft property
- Semi-detached house
- Two double bedrooms
- Kitchen/dining/living room (24'10' x 18'9')
- Utility room
- Stylish bathroom
- Driveway to rear for two cars
- Scope for loft conversion (stpp)
- Private garden
- No onward chain

A semi-detached property with almost 950 sq ft of accommodation, situated in a cul-de-sac location and offered with no onward chain.

To the ground floor is a bright 24'10 x 18'9 open-plan kitchen/dining/living room, plus a utility room and porch. Upstairs there are two double bedrooms and a stylish bathroom. There is a potential for loft conversion, subject to planning permission, which could add a third double bedroom and en-suite. The property is neutrally decorated and benefits from two allocated

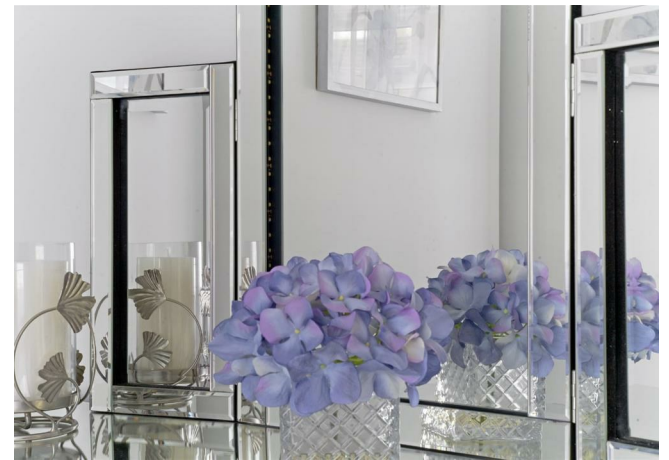


parking spaces which are located at the end of the rear garden, accessed via the garden gate.

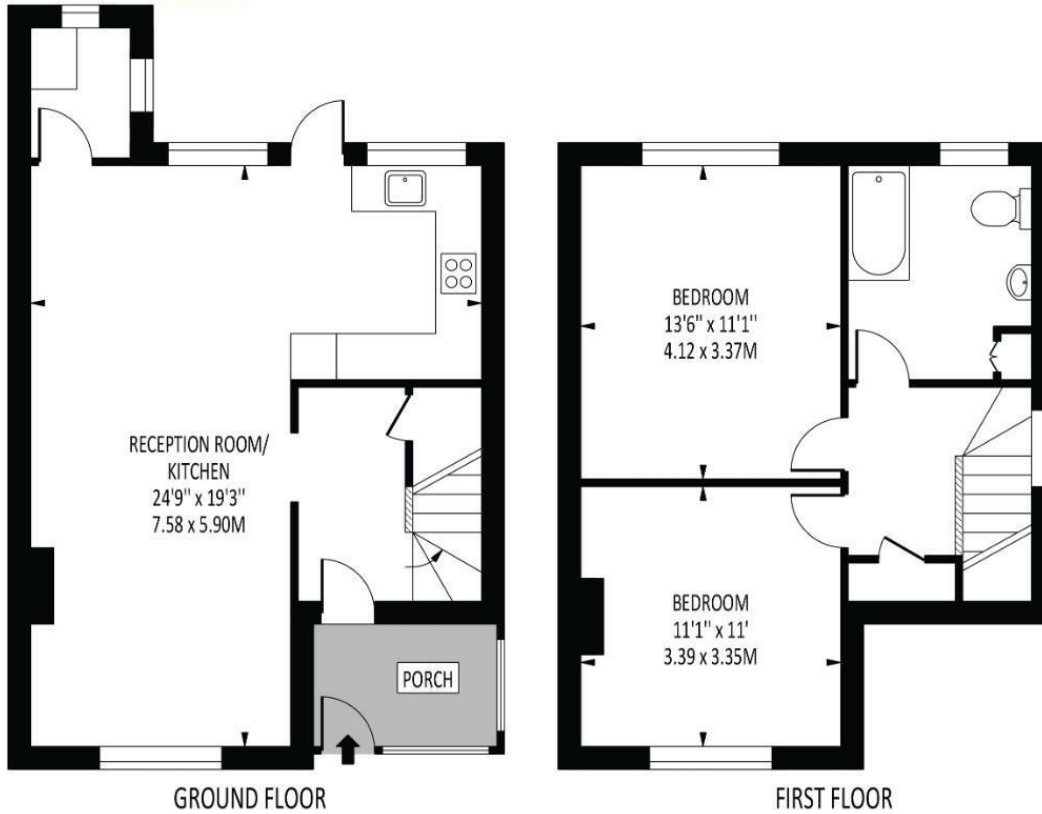
Outside is a small front garden with a picket fence and private rear garden which is ideal for outside entertaining and alfresco dining with patio and the remainder laid to lawn.

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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