



Oatlands Road, Burgh Heath

The **PERSONAL** Agent

Offers In Excess Of £450,000 Freehold

- 970 sq ft property
- End of terrace period house
- Three bedrooms
- Downstairs bathroom
- Kitchen (11'6 x 7'3)
- Lounge/diner (27' x 13'11)
- South facing rear garden
- Parking to rear for three cars
- No onward chain

The Personal Agent are delighted to offer for sale this 970 sq ft three bedroom end of terrace house, offered for sale with no onward chain. The property benefits from an open plan lounge/diner (27' x 13'11), separate kitchen (11'6 x 7'3) and downstairs bathroom. Other benefits include a south facing rear garden and parking to the rear for two/three cars.

The property consists of an open plan lounge/dining room (27' x 13'11), kitchen (11'6 x 7'3), downstairs bathroom. On the



first floor there are three bedrooms with one having the benefit of a wc. Outside there is a south facing rear garden and private parking for two-three cars.

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.

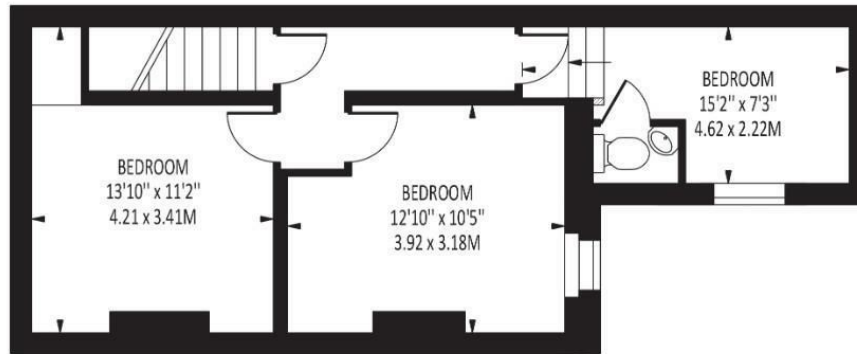




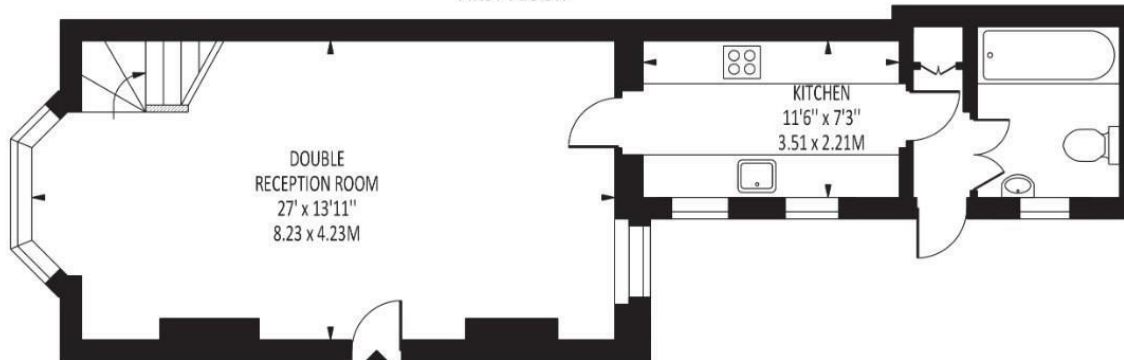
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Total Area: 970 SQ FT • 90.11 SQ M



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		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

