



Oxford Road  
Tilgate, RH10 5JH

**£390,000**



\*\*\*Guide price £390,000-£400,000 \*\*\*

Astons are pleased to offer this three bedroom semi detached house to the market. The property is ideally situated within the sought after Tilgate area close to the popular park and local shops. The house is approached via a large block paved driveway and benefits from the addition of a conservatory to the rear, two further reception rooms, gas radiator heating, double glazed windows and an enclosed garden to the rear with covered side access. EPC rating C.





### Hallway

Obscured double glazed front door, radiator, under stairs cupboard, wood effect flooring, double glazed window to the side, stairs to the first floor, doors to:

### Lounge

Double glazed window to the front, radiator, coving, wood effect flooring, fireplace with electric fire and stone surround, open through to:

### Dining Room

Double glazed patio doors to the conservatory, wood effect flooring, radiator.

### Conservatory

Double glazed windows to three sides, double glazed french doors to the garden, tiled floor.

### Kitchen

Range of base and eye level units with wood effect work surfaces over and tiled splash backs, inset ceramic sink with a mixer tap and drainer, built in stainless steel oven with hob over and extractor hood above, space for an American style fridge/freezer, dishwasher and washing machine, unit housing a gas fired boiler, tiled floor, double glazed window to the rear, double glazed door to the covered sideways.

### Landing

Two double glazed windows to the side, access to the loft space via a pull down ladder, airing cupboard, doors to:

### Bedroom One

Double glazed window to the front, radiator, built in wardrobes to one wall, coving.

### Bedroom Two

Double glazed window to the rear, radiator, coving.



### Bedroom Three

Double glazed window to the front, radiator, built in wardrobe with sliding mirror fronted doors.



### Shower Room

Suite comprising a shower cubicle with a Aqualisa mixer shower unit, hand basin with a mixer tap and units below, wc with a concealed cistern, tiled walls, heated towel rail, obscured double glazed windows, extractor fan.

### To The Front

Block paved driveway providing parking for two to three cars, picket fence borders to either side.

### Rear Garden

Paved patio adjacent to the house, covered sideways with doors to the front and rear, brick built store to the side. The rest of the garden is lawned with fence enclosed borders and a wooden storage shed to the rear.



### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

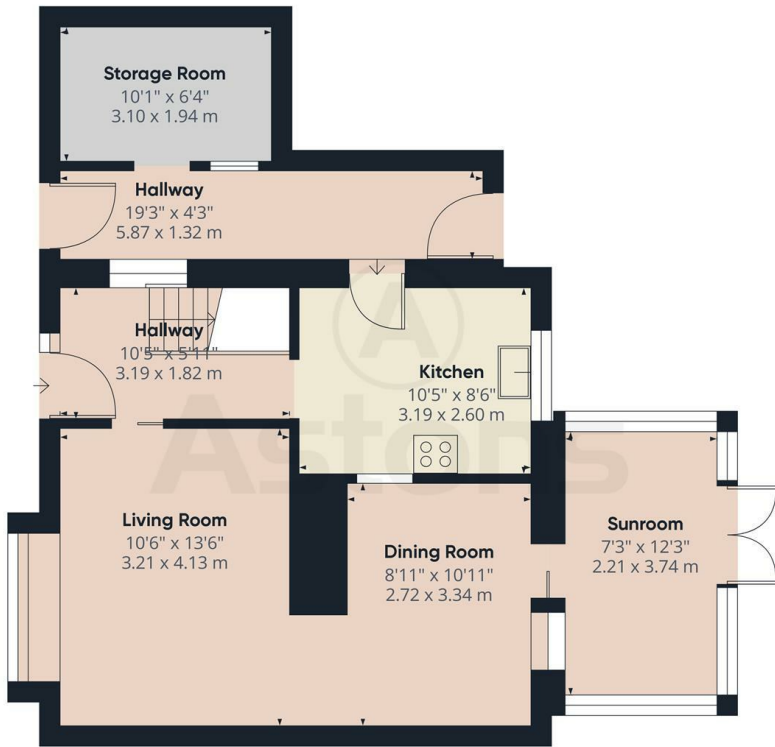
Mortgages - Finance Planning Group procurement fees from







mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



Ground Floor

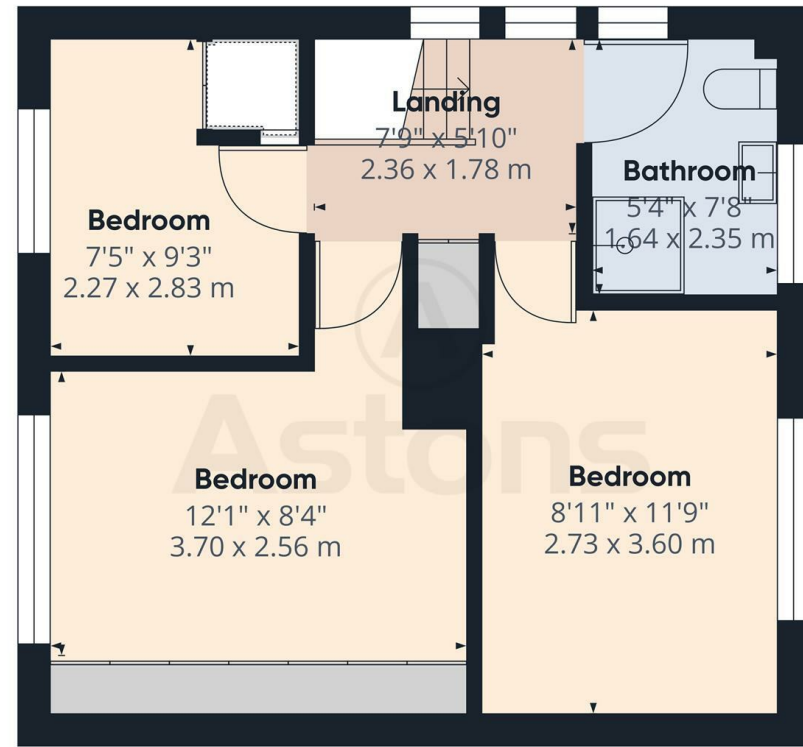


Approximate total area<sup>(1)</sup>  
661.38 ft<sup>2</sup>  
61.44 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Floor 1



Approximate total area<sup>(1)</sup>  
377.48 ft<sup>2</sup>  
35.07 m<sup>2</sup>

(1) Excluding balconies and terraces

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