



Oxford Road, Tilgate

Guide Price £450,000 - £475,000

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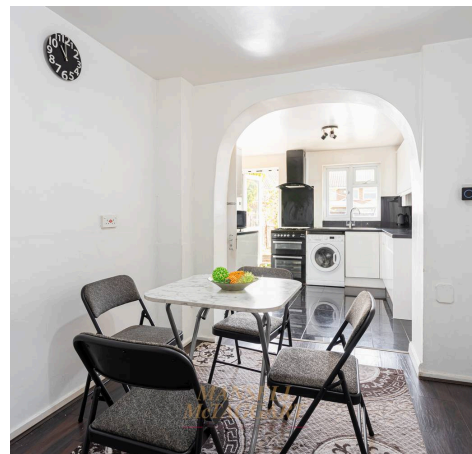




- Extended semi-detached family home
- Four/five-bedrooms
- Over 1,300 sq. ft. of versatile living space
- Four reception rooms offering flexible accommodation
- Driveway parking for multiple vehicles
- Sought-after Tilgate location near schools, shops and Tilgate park and forest
- Generous size rear garden
- Potential for self-contained annex
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'C'

A well-presented and extended four/five-bedroom semi-detached family home, located in the popular residential area of Tilgate. Positioned just a short walk from Tilgate Park, the property is within easy reach of local primary and secondary schools, with local shops just a stone's throw away.

Offering spacious and versatile living accommodation totalling over 1,300 sq. ft., the property briefly comprises: an entrance porch with space for shoes and coats; an entrance hall with doors leading to both the dining room and living room, with stairs rising to the first floor. Overlooking the front of the property is the main living room, the first of three reception rooms. Adjacent is the second reception room, with doors leading through to both the dining room and a playroom/fifth bedroom.





The dining room features an archway leading into the fitted kitchen, which offers a range of wall and base units, tiled flooring, space for a freestanding gas oven, and plumbing for a washing machine. There is also a fourth bedroom with access to the front of the property. A further hallway leads to a downstairs wet room making this space perfect for a self-contained annex.

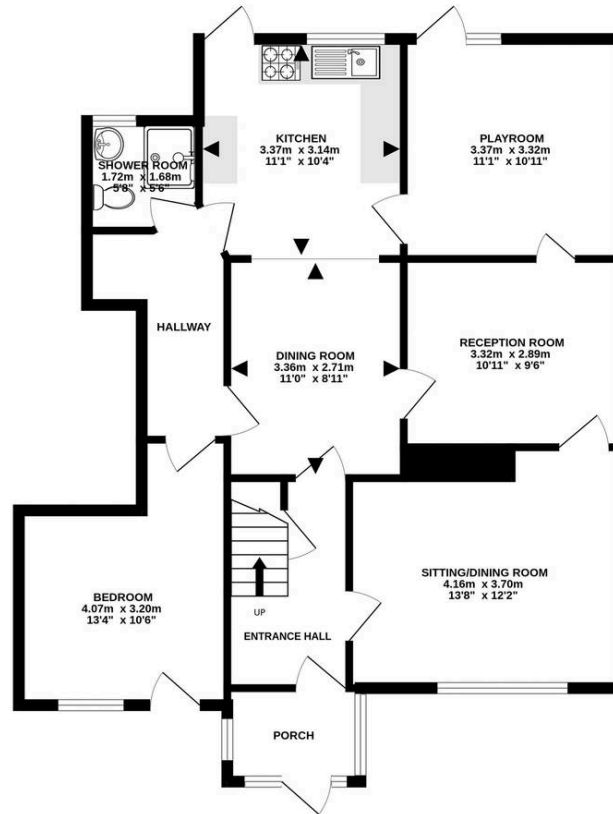
Upstairs, the property offers a spacious double bedroom, a further double bedroom, and a third single bedroom. The family bathroom is fitted with a panelled bath with mixer taps and shower over, a pedestal hand basin, a low-level W.C., and is finished with fully tiled walls.

Externally, the property benefits from driveway parking for several vehicles to the front. The rear garden features a generous patio area abutting the property, with a pathway leading to a further patio and a shed. Lawn is laid to either side of the pathway, complemented by vegetable patches.

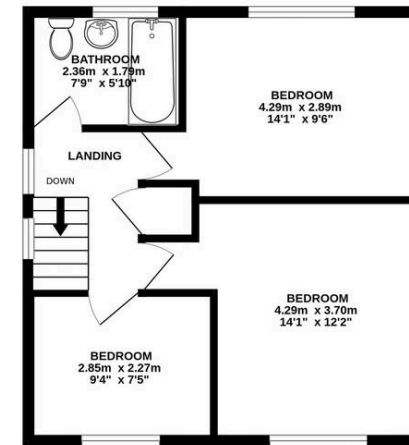
This well-proportioned and versatile family home offers flexible living space in a highly sought-after location, making it ideal for growing families or those seeking additional reception or bedroom space. Early viewing is highly recommended to fully appreciate the accommodation on offer.



GROUND FLOOR
82.6 sq.m. (890 sq.ft.) approx.



1ST FLOOR
39.7 sq.m. (427 sq.ft.) approx.



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TOTAL FLOOR AREA: 122.4 sq.m. (1317 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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