



FINE & COUNTRY
Kingswood

4 Oatlands Road
Burgh Heath, Surrey KT20 6BS

Property at a glance

- Beautifully Presented Throughout
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen With A Range Of Integrated Appliances
- Luxury Ensuite Bath/Shower Room To The Master Bedroom
- Modern Ground Floor Shower Room
- Two Large Store Cupboards To The Second Floor
- Well Maintained Rear Garden With Storage Shed
- Boiler Recently Replaced
- No Through Road

Setting

Burgh Heath is situated in between Epsom Downs, Banstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

The area is ideally situated for transport links with excellent access to the M25, Sutton, Redhill, Epsom and Reigate.

Local amenities include a mini Waitrose, a large Asda super-store as well as a useful local parade of shops. For more varied shopping needs, both Banstead and Reigate are within 4 miles with a wide variety of independent boutiques, high street chains and supermarkets. There are also a wide range of restaurants.

Larger towns nearby offering a more varied selection of retail outlets include Epsom and Sutton.

£485,000 Freehold

4 Oatlands Road

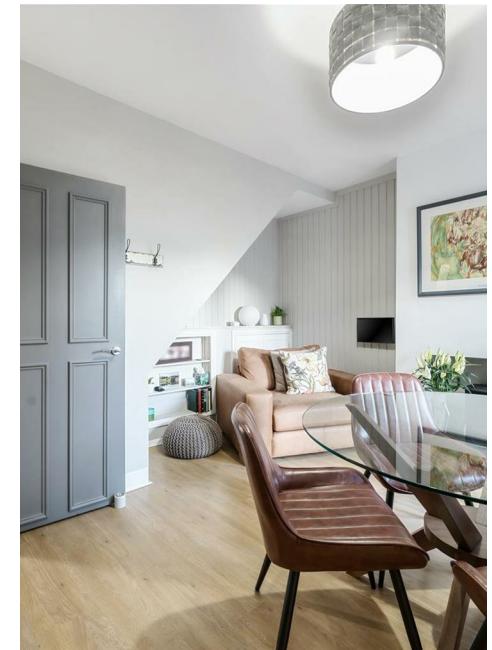
Located in a cul-de-sac within walking distance of local amenities and bus routes is this spacious three double bedroom period terraced home. The property is laid out over three floors, beautifully presented throughout and well maintained by the current owners.

To the ground floor is a formal sitting room with a feature fireplace, a lovely bay window and wood effect flooring which flows through to a separate dining room. The dining room features a central wood burner, built-in cupboards and shelves as well as patio doors to the side return and access beyond to the south facing garden. Also to the ground floor is a fitted kitchen with a range of integrated appliances and access to a rear lobby with a door leading to the modern ground floor shower room and a further door leading to the garden.

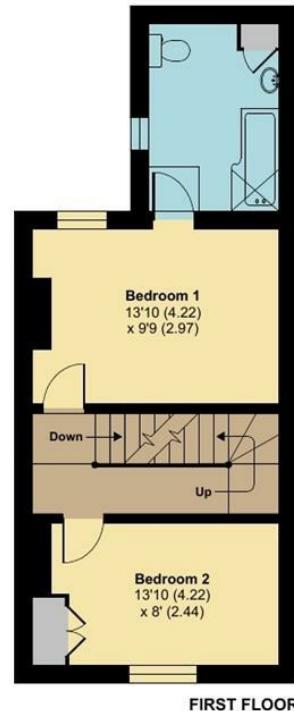
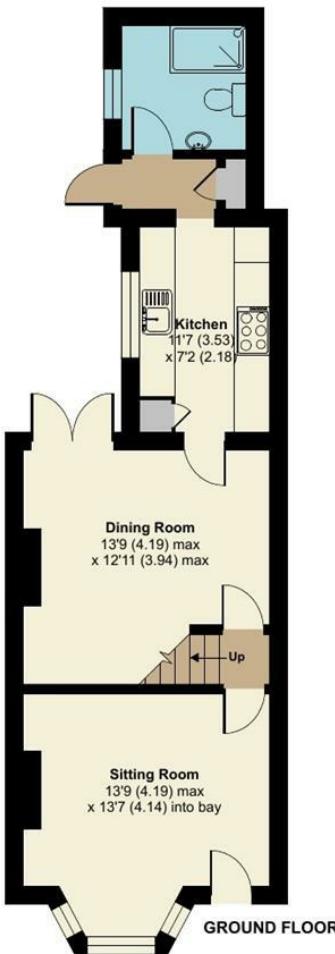
The master bedroom is situated on the first floor with a luxury en-suite bath/shower room. Bedroom two comes with a fitted double wardrobe whilst bedroom three is on the second floor with a walk in store cupboard and a further store room off the hallway.

Outside there is a good size rear garden and a stepping stone pathway that leads to the rear of the garden where a storage shed and rear gate can be found.

An internal viewing is highly recommended.

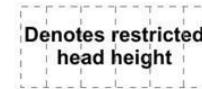


Oatlands Road, Burgh Heath, Tadworth, KT20



Approximate Area = 1139 sq ft / 105.8 sq m
 Limited Use Area(s) = 35 sq ft / 3.2 sq m
 Total = 1174 sq ft / 109 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12.91)	A		
(11.91)	B		
(9.80)	C		
(8.68)	D		
(7.54)	E		
(6.38)	F		
(5.00)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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