

Oakdene 33 Charlwood Drive, Oxshott, KT22 0HB
Price Guide £1,100,000 Freehold

SITUATION AND DESCRIPTION

Detached 1950's family house situated on a south westerly plot within this popular residential close. Excellent potential to extend (STPP) and modernise to create the ideal home. Offered with NO ONWARD CHAIN.

HOW TO GET THERE

From our office in Oxshott proceed towards Leatherhead taking the third right into Charlwood Drive. At the T junction turn left and continue to the end of the cul-de-sac, where 33 Charlwood Drive will be found on your left hand side.

ENTRANCE

Under-stairs storage cupboard, stairs to first floor.

LIVING ROOM

16'10" x 11'10" (5.15 x 3.62)
Rear aspect, secondary double glazing, feature fireplace with gas fire (untested). Double glazed doors to:

SUNROOM

12'8" x 7'4" (3.87m x 2.25m)
Casement French doors to garden.
Door to:

STUDY

19'9" x 6'1" (6.03 x 1.86)
Twin aspect.

DINING ROOM

16'9" x 9'6" (5.12 x 2.9)
Dual aspect.

KITCHEN

12'0" 9'4" (3.67m 2.85m)
Range of wall and base units. Door to side access. with store cupboard and cupboard housing boiler.

CLOAKROOM

Low level W.C. and wall mounted wash hand basin.

BEDROOM ONE

16'10" x 11'11" (5.15m x 3.65m)
Dual aspect. Range of built-in wardrobes and bed surround storage.

BEDROOM TWO

11'0" x 9'2" (3.36m x 2.8m)
Rear aspect. Built-in wardrobe with sliding door.

BEDROOM THREE

9'2" x 8'9" (2.8m x 2.67m)
Rear aspect.

BATHROOM

Panel enclosed bath with hand held shower attachment. Wash hand basin on vanity unit with storage.

W.C..

Low level W.C.

GARDEN

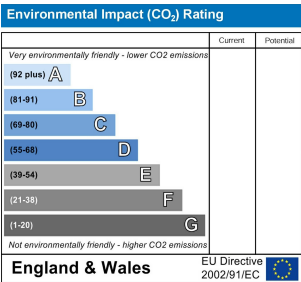
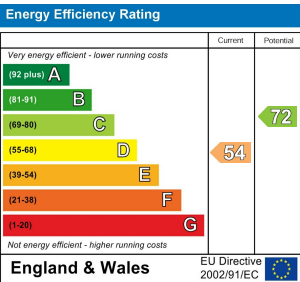
Mature private gardens benefitting from south westerly aspect, largely laid to lawn with mature shrub and tree boundaries.

FRONT GARDEN

Lawn with central flower bed.
Driveway with parking for car.

GARAGE

16'3" x 8'0" (4.97m x 2.45m)
Manual up and over door. Power and light.





Approximate Area = 142.5 sq m / 1534 sq ft
Garage and Store = 17.4 sq m / 187 sq ft
Total = 159.9 sq m / 1721 sq ft



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