



Oatlands Road, Tadworth, Surrey  
Asking Price £450,000 - Freehold



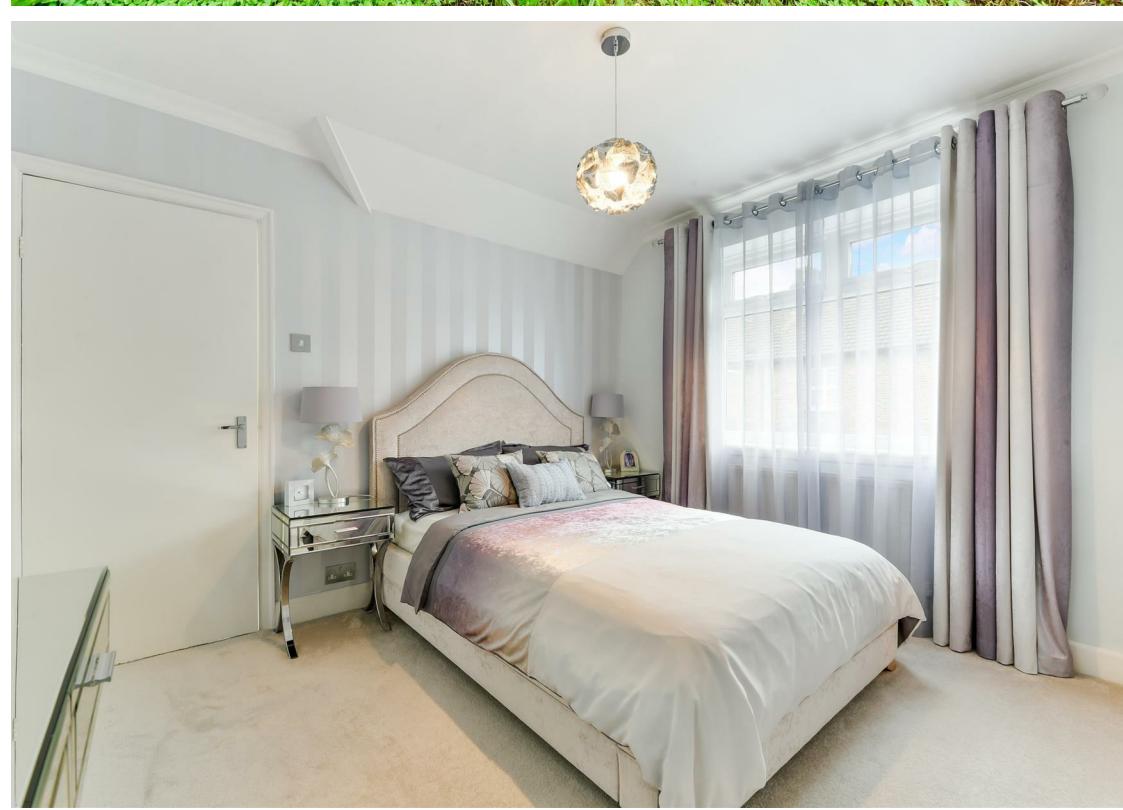
WILLIAMS  
HARLOW











Nestled on the charming Oatlands Road in Burgh Heath, Tadworth, this delightful semi-detached house offers a perfect blend of character and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that exudes warmth and character, providing an inviting space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise comfort and functionality, making it a wonderful place to call home.

The property boasts a lovely garden, which serves as a tranquil outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. It is perfect for summer barbecues, children's play, or quiet evenings under the stars.

Additionally, the house features allocated parking for two vehicles, ensuring convenience for residents and visitors alike. This is a significant advantage in a desirable area like Burgh Heath, where parking can often be a challenge.

Overall, this two-bedroom character property on Oatlands Road presents an excellent opportunity for those looking to settle in a friendly community, surrounded by beautiful scenery and local amenities. With its charming features and practical layout, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

## ENTRANCE PORCH

Replacement full height glazed door with window to the side. Tiled flooring. Wall light. Giving access to the:

## FRONT DOOR

Part glazed front door giving access through to the:

## ENTRANCE HALL

Turn staircase rising to the first floor with attractive balustrade. Large understairs storage cupboard. Obscured glazed window to the side. Radiator. Wood effect flooring. Coving.

## LOUNGE

Window to the front. Radiator. Wood effect flooring. Coving. Contemporary fireplace. Opening through to the:

## DINING ROOM

Window to the rear enjoying a pleasant outlook over the rear garden. Radiator. Coving. Continuation of the wood effect flooring.

## UTILITY ROOM

Run of work surfaces under which there is a space for a domestic appliance. Double aspect with window to the rear and side, both of which enjoy a pleasant outlook over the rear garden. Radiator. Eye level cupboards. Continuation of matching wood effect flooring.

## KITCHEN

Well fitted with a range of wall and base units comprising of work surfaces incorporating a stainless steel sink drainer with mixer tap. Integral fridge and integral freezer. Fitted oven and grill. Surface mounted four ring halogen hob with extractor above. A comprehensive range of eye level cupboards and display cabinets with underlighting. Continuation of matching wood effect flooring. Window and full height glazed door to the rear. Part tiled walls. Coving.

## FIRST FLOOR ACCOMMODATION

### LANDING

Reached by a turn staircase with window to the side. Fitted cupboard with hanging and shelving.

### BEDROOM ONE

Window to the rear. Radiator. Coving. Free standing wardrobes with sliding doors providing useful hanging and storage (available by separate negotiation).

### BEDROOM TWO

Window to the front. Coving. Radiator.

## BATHROOM

Large panelled bath with mixer tap and shower attachment.

High flush WC. Pedestal wash hand basin. Cupboard housing the gas central heating boiler with storage cupboard below. Window to the rear. Access to the loft void. Part tiled walls. Heated towel rail.

## OUTSIDE

### FRONT

There is a pathway which provides access to the front door either side of which there are small areas of garden with well stocked flower/shrub borders.

### REAR GARDEN

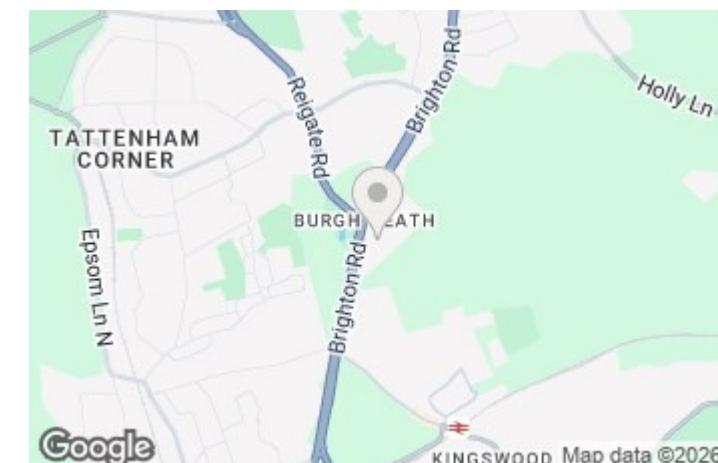
There is a patio expanding the immediate rear width of the property. The remainder of the garden is mainly laid to lawn interspersed with attractive flower/shrub borders and some mature ornamental tree. The rear garden also benefits from having outside lighting and outside tap. There is a stepping stone pathway which leads to the end of the garden and a wooden gate which gives access to the:

### PRIVATE PARKING AREA

Accessed from adjoining Egmont Way suitable for parking two vehicles off street.

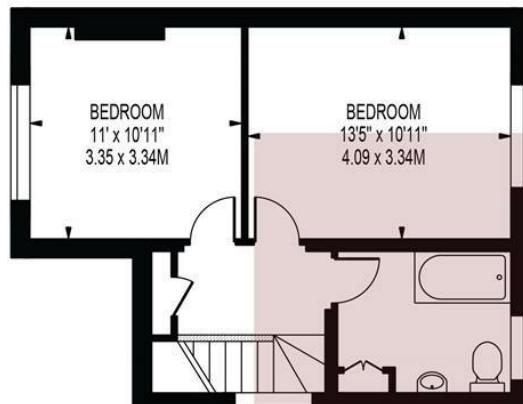
### COUNCIL TAX

Reigate & Banstead BAND D £2,339.35 2024/25

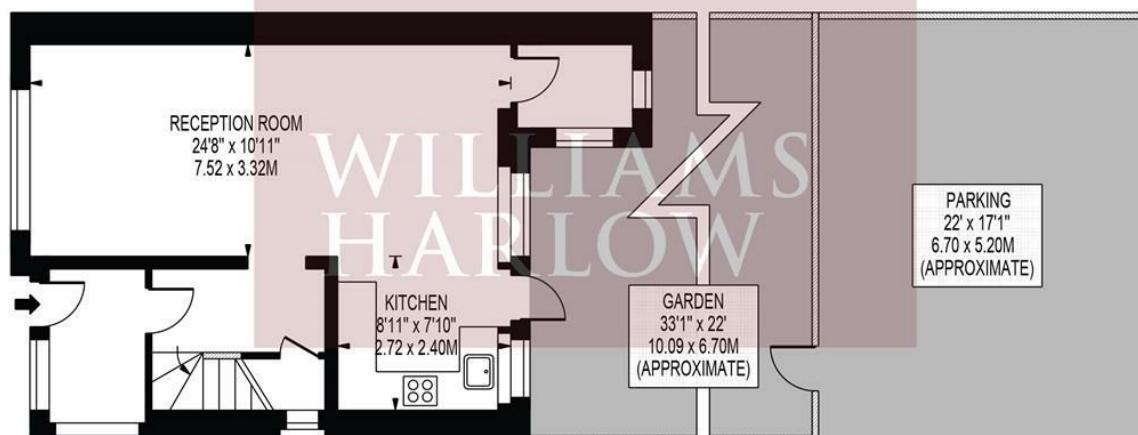


## OATLANDS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 893 SQ FT - 82.99 SQ M



FIRST FLOOR



GROUND FLOOR

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 OR 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		58
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

