



## Goodfellows - Cheam Village

2 Ewell Road, Cheam, Sutton, Surrey, SM3 8BU

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www.goodfellows.co.uk

## 14 Oatlands Road, Burgh Heath, Tadworth, Surrey, KT20 6BS



### Overview...

Chain Free

Two Double Bedrooms

Two Reception Rooms

Wood Burner

Summerhouse

EPC Rating D

Council Tax Band D



Welcome to this stunning and meticulously presented two-bedroom middle terrace house, seamlessly blending timeless charm with contemporary elegance. This beautifully extended property retains some of its original features, offering a unique character, while also boasting a modern and user-friendly layout.

Upon entering, you are greeted by a front living room with a wood burner giving you that warm and cosy feeling. The dining room provides a perfect setting for entertaining, and the modern fitted kitchen is a chef's delight, equipped with the latest amenities and designed for both style and functionality. On the first floor there two generously sized double bedrooms. The lovely four-piece bathroom suite combines luxury and practicality, providing a spa-like experience within the comfort of your own home.

Further features complimenting this home include private landscaped rear garden, summerhouse with its versatility such as a home office, studio, or simply a serene space to enjoy your hobbies. The property is sold with no onward chain.

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

**Offers in excess of: £475,000 - Freehold**

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**Front**

Low level paved pathway to front door.

**Living Room**

Double glazed bay window with shutter blinds to front aspect, bay window seating with under storage, recess storage and shelving, wood burner, radiator.

**Dining Room**

Double glazed sash windows to rear aspect, under stair 'space saving' storage cupboard, radiator.

**Kitchen**

Modern range of eye and base units with roll top worksurface, built in oven and hob with overhead extractor fan, under unit lighting, integrated fridge freezer, integrate washing machine, integrated dishwasher, stainless steel sink with mixer tap and drainer, splash back tiles, tiled floor, double glazed window to rear aspect, double glazed UPVC door to rear aspect.





## Your View...



### **Landing**

Approached via glass screen staircase, doors to all first floor rooms.

### **Bedroom One**

Double glazed sash window to front aspect, floor to ceiling fitted wardrobes and drawers, radiator.

### **Bedroom Two**

Double glazed sash window to rear aspect, radiator, built in wardrobe.

### **Bathroom**

Freestanding bath with mixer tap and shower attachment, large shower cubicle with overhead shower and glass screen, wall mounted basin with mixer tap.

### **Outouse / Garden Room / Bar**

Double glazed bi-fold doors, full power and light, space for WC.

### **Garden**

Large patio providing space for garden furniture, raised flower beds, artificial lawn, storage area, outdoor WC, outside water tap.



## Oatlands Road

Approximate Gross Internal Area = 81.1 sq m / 873 sq ft  
Outbuildings = 16.8 sq m / 181 sq ft  
Total = 97.9 sq m / 1054 sq ft  
(Excluding External Cupboard)

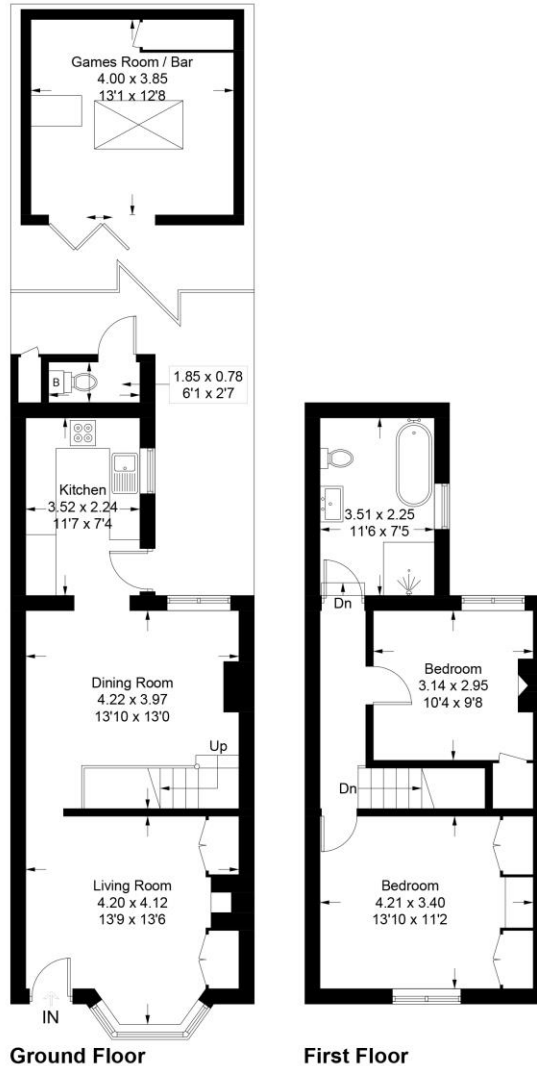


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1052755)

### Local Authority

Reigate and Banstead Borough Council

### Referral Fee's

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows

### Fixtures & Fittings

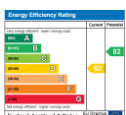
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

### All Measurements

All Measurements are Approximate

### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch

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