



**OATFIELD ROAD, TADWORTH, SURREY, KT20**

**£550,000**

FREEHOLD

**Winkworth**





## EPSOM LANE SOUTH

TADWORTH, SURREY, KT20

**THIS PRETTY PERIOD PROPERTY WITH ITS ATTRACTIVE FRONTAGE AND OFF STREET PARKING IS SITUATED IN A QUIET CUL DE SAC, WITH A MODERN FINISH THROUGHOUT.**

The property is a short distance from Tadworth train station which offers frequent services to London Bridge, and Tadworth village shops including a butcher, fishmonger, bakery, dry cleaners, hairdressers and florist, as well as a selection of restaurants and village supermarket. The surrounding areas offer open countryside with Epsom Downs Racecourse, Walton Heath and several renowned golf courses close by.



EPSOM LANE SOUTH  
TADWORTH, SURREY, KT20

Once inside, the house feels bright and spacious and the ground floor briefly comprises; entrance lobby/hallway, downstairs WC, front living room with an attractive working fireplace, and a modern fitted kitchen/dining room which has a range of high and low level units, ample worktop space, some integrated appliances and space for a dining table. The rear door leads out into the garden.

Upstairs, the first floor provides two bedrooms and a family bathroom, with the larger double bedroom benefiting from an ensuite shower. The principal bedroom is on the second floor, and also has its own ensuite shower room.

The delightful rear garden can be accessed via a side gate, and has a block paved patio adjacent to the house, is mainly laid to lawn with mature hedge borders. The cabin/home office at the end of the garden has power and lighting, and is currently used as a games room. The front of the property provides a driveway for 2+ cars and access to a private garage, with further unrestricted parking on the road.

All in all a superb house which still offers scope for further extension. The area is surrounded by some of Surrey's finest open green belt countryside and fine walks and where sporting pursuits such as golf and horse riding can be enjoyed.



## BANSTEAD OFFICE

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### AT A GLANCE...

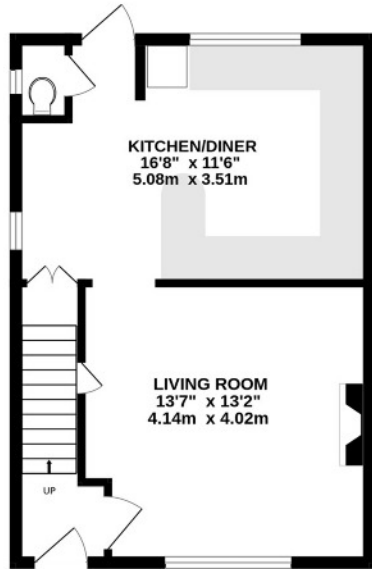
- Entrance Lobby
- Living Room - 13'7" x 13'2" (4.14m x 4.02m)
- Kitchen/Dining Room - 16'8" x 11'6" (5.08m x 3.51m)
- Bedroom 1 - 16'11" x 15'1" (5.16m x 4.60m)
- Ensuite Shower
- Bedroom 2 - 13'3" x 10'7" (4.04m x 3.23m)
- Ensuite Shower
- Bedroom 3 - 11'7" x 8'4" (3.53m x 2.54m)
- Family Bathroom
- Games Room/Home Office - 15'0" x 15'0" (4.58m x 4.58m)
- Garage - 15'9" x 9'0" (4.80m x 2.74m)
- Rear Garden - 104 (31.69m) approximately
- Private Driveway



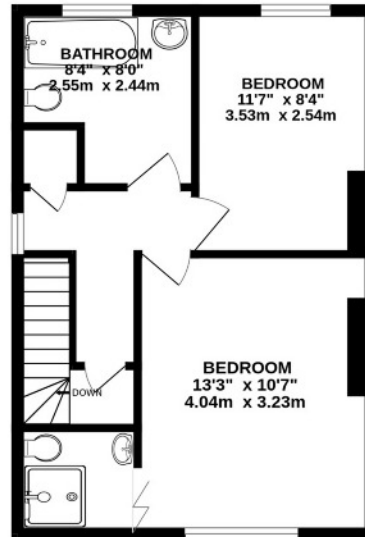




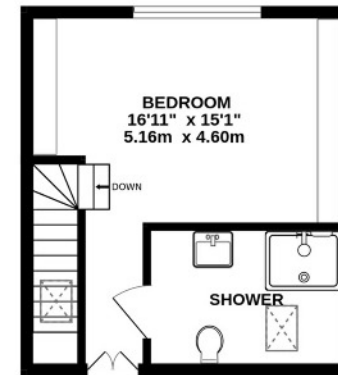
**Oatfield Road, Tadworth**  
 INTERNAL FLOOR AREA (APPROX.) 1450 sq ft/ 134.7 sq m  
 Including Garage and Games Room  
 Garden extends to 85' (25.91m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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