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RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

SECOND FLOOR FIRST FLOOR GROUND FLOOR



TOTAL APPROX FLOOR PLAN AREA INCLUDING EAVES STORAGE & RESTRICTED HEAD HEIGHT & OUTBUILDING 1598 SQ.FT (148 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING EAVES STORAGE & RESTRICTED HEAD HEIGHT & OUTBUILDING 1316 SQ.FT (122 SQ.M)

OATLANDS ROAD, KT20



CHRISTIES



GUIDE PRICE £550,000 - £575,000.

A FANTASTIC OPPORTUNITY TO PURCHASE THIS 3-BEDROOM FAMILY HOME CONVENIENTLY LOCATED ON A CUL DE SAC IN BURGH HEATH CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT FACILITIES INCLUDING KINGSWOOD, TATTENHAM CORNER AND TADWORTH MAINLINE STATIONS.

THIS PROPERTY IS BEAUTIFULLY PRESENTED THROUGHOUT AND HAS BEEN EXTENDED AND MODERNISED BY THE CURRENT OWNERS WITH PLANNING APPROVED FOR FURTHER EXTENSION WORK TO THE LOFT ROOM. THE GROUND FLOOR OF THE COMPRISES OF, LIVING ROOM, OPEN PLAN DINING ROOM/KITCHEN WITH DOWNSTAIRS W/C, SNUG SEATING AREA WITH ACCESS OUT ONTO THE FANTASTIC SOUTH/WEST FACING GARDEN AND OUTBUILDING (CURRENTLY USED AS A PHOTO STUDIO/OFFICE).

UPSTAIRS YOU ARE PRESENTED WITH TWO DOUBLE BEDROOMS AND A 4-PIECE BATHROOM OF THE MASTER BEDROOM. ON THE SECOND FLOOR YOU ARE PRESENTED WITH THE DOUBLE BEDROOM LOFT CONVERSION WITH EAVE STORAGE AND SHOWER EN-SUITE.

DO NOT MISS OUT! CALL OUR SALES TEAM TODAY ON 020 8643 7777 TO ARRANGE A VIEWING.

- 3 DOUBLE BEDROOM FAMILY HOME
- CUL DE SAC LOCATION WITH LOFT & REAR EXTENSION
- PRIVATE GARDEN WITH OUTBUILDING
- COUNCIL TAX BAND D
- EPC RATING C

