



**Oatfield Road
Tadworth - Offers Over £600,000**

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Oatfield Road Tadworth

Offers Over £600,000

- Three Bedroom Semi-Detached family home
- Family Room - with half wood and framed panel walls, wood shelving and a feature Fireplace with a wood burner stove insert.
- A large Country Style Kitchen with space for a breakfast table, a Cloakroom, and a rear enclosed Porch / Utility area to access the rear patio and garden
- Loft Extension with Master Double Bedroom and modern ensuite shower room.
- Two further Double Bedrooms on the first floor.
- Victorian style bathroom with half en-suite

Open Day - Saturday 10th February 2024 - Viewing by Appointment only. Johnson's are pleased to offer this beautifully presented 3-bedroom semi-detached family home with planning approved for a two-storey side extension to add a 4th Bedroom on the 2nd floor, an integrated Garage / Storage room, Utility room and WC on ground floor plus an additional 6-meter-long single-storey rear extension for a second reception/dining room opening up to the rear garden.

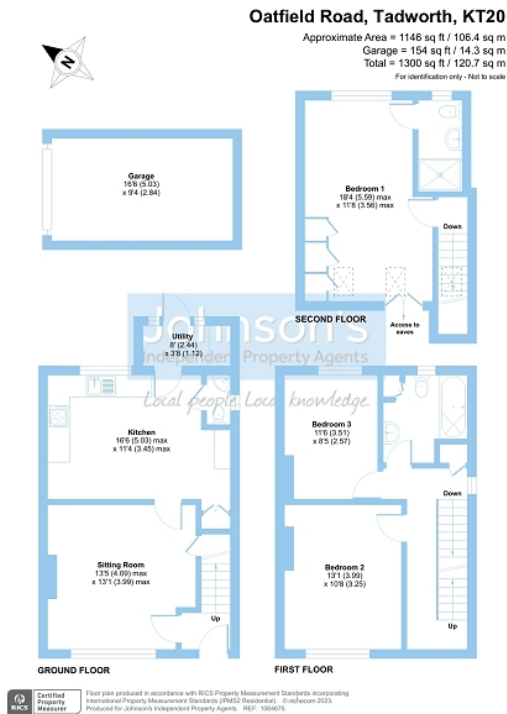
Early bookings to view on the Open Day are recommended. Previews may also be available by appointment via the Sole Agent Johnson's Independent Property Agents.



How energy efficient is the property?

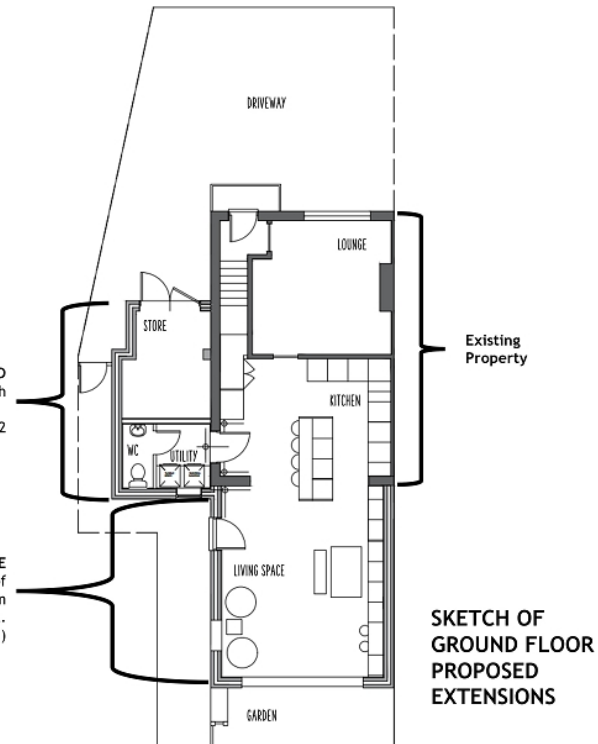
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		86
69-80	C		
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

the layout



Planning Application 22/00943/HHOLD
 Two-storey side extension, creating a fourth bedroom and utility room & store.
 Status: Decided (Approved) Tue 21 Jun 2022

Planning Application 22/02141/PDE
 Single-storey rear extension, the full width of the existing structure and extending 6.00m beyond the rear wall.
 Status: Decided (Prior Approval Not Required)





the local area



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Mail: johnsons@johnsons-ipa.co.uk **Web:** www.johnsons-ipa.co.uk
Addr: Johnson's IPA, Station House, Bunbury Way, Epsom, KT17 4JP
Sales: 01372 721722 **Lettings:** 01372 878545

