



**Oatfield Road
Tadworth - Offers Over £595,000**

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Oatfield Road Tadworth

Offers Over £595,000

- Three Bedroom Semi-Detached 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 wood panel walls and a feature fireplace with a wood burner stove insert.

Johnson's are pleased to offer this beautifully well-presented 3-bedroom semi-detached family home with current planning approved for a single-storey rear extension to add a second reception room, with bi-fold doors opening to the rear garden, and a two-storey side extension to replace the current separate garage, with an integrated Garage, Utility room, WC on ground floor and a 4th bedroom upstairs.

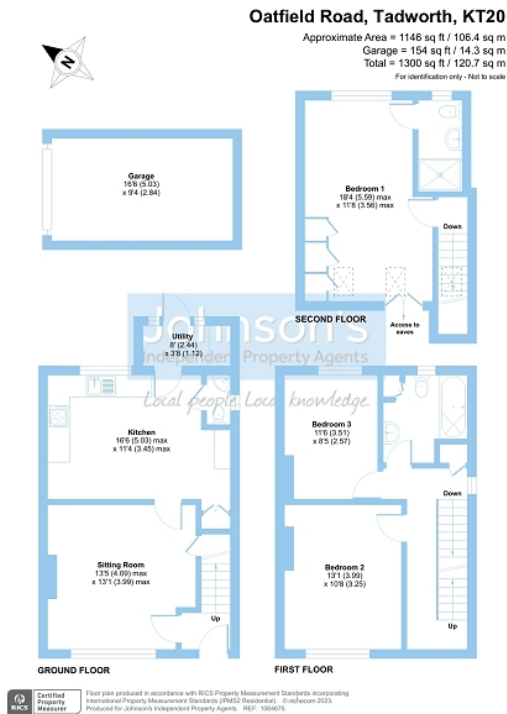
The property is located a couple minutes' walk from local shops and restaurants in Shelveys Way, near Epsom Downs and Tadworth Village, with regular mainline railway services to London Bridge & Victoria.



How energy efficient is the property?

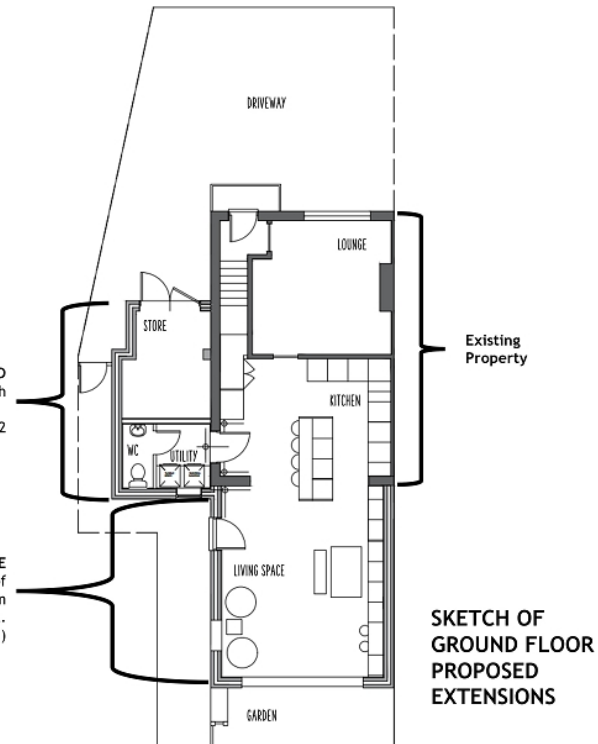
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		84
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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