Ibbett Mosely

5 Crossways, Tatsfield, Surrey, TN16 2BL

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## Offers In The Region Of £650,000 Freehold

**A SUBSTANTIAL DETACHED BUNGALOW EXTENDING TO ABOUT SQ. FT, NOW REQUIRING SOME IMPROVEMENT AND FITTING AND CONSIDERED SUITABLE FOR DEVELOPMENT EITHER BY WAY OF THE ADDITION OF A FIRST FLOOR OR FOR DEMOLITION AND A SCHEME OF NEW DWELLINGS**

- Bedroom with En-Suite
- Reception Room
- Kitchen
- Garage, Parking and Garden
- Three Further Bedrooms
- Breakfast Room
- Gas Central Heating
- Bathroom
- Conservatory
- Double Glazing

A spacious detached four bedroom family bungalow with a wide frontage to Crossways and situated within an easy walk of the village centre. Now requiring some finishing and improvement the property is also considered suitable for potential redevelopment subject to all necessary planning consents being obtained, this could be by the addition of a first floor or for demolition and the replacement with a scheme of new dwellings.

### LOCATION

Crossways is located a short walk of the village centre with its pretty duck pond and green flanked by a village shop and tea rooms, the village club with sub post office, the Old Ship pub and the Bakery restaurant, there is also a village hall and well regarded primary school. There are numerous clubs and organisations in the village catering for both the young and older generations. Bus connections from the village to Oxted, Biggin Hill and the Croydon Tram link at New Addington. There are state and private schools for all ages in the surrounding area.

Oxted provides a station to central London and the M25 can be accessed at junction 6 which in turn connects with other motorway networks, The Dartford River Crossing, Bluewater Shopping Centre, The Channel Tunnel, The south Cost and London Gatwick and Heathrow Airports.

### ENTRANCE PORCH

With entrance door to the hall.

### HALL

Airing cupboard with hot water cylinder. laminate effect flooring.

### RECEPTION ROOM

With radiator, laminate effect flooring, wall light points, brick surround to fireplace. Double doors to the conservatory.

### CONSERVATORY

With radiator, tiled floor, double glazed windows and doors to the terrace and garden.

## BREAKFAST ROOM
With radiator, tiled floor, double glazed window and door to the garage.

## KITCHEN
With single drainer 1.5 bowl sink unit. Base and wall units, ladder towel rail, double glazed window and door to the hall.

## BEDROOM 1
With radiator, double glazed window, wardrobe cupboards.

## EN-SUITE SHOWER ROOM
The shower room requires attention and is ready for refitting.

## BEDROOM
With radiator and double glazed window.

## BEDROOM
With radiator and double glazed window.

## BEDROOM
With radiator, double glazed window and door to the garden.

## BATHROOM
Fitted with an enclosed bath. W.C. and hand basin. Tiled walls and floor, Ladder style towel rail and double glazed window.

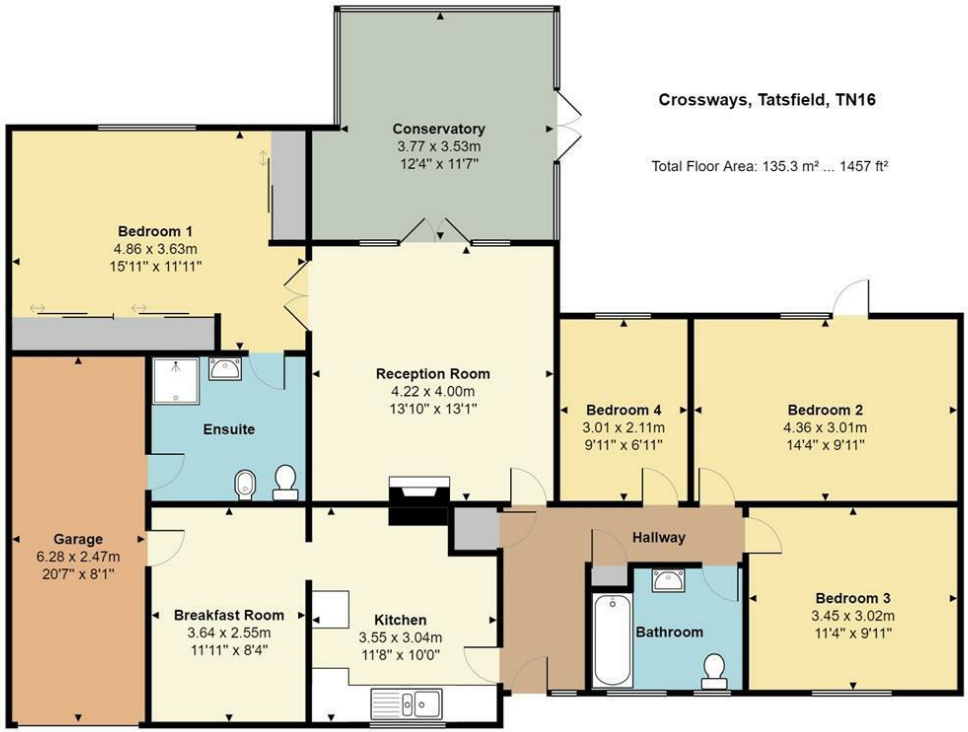
## OUTSIDE

## GARAGE
With up and over door, light, power, plumbing for a washing machine, wall mounted gas boiler and storage space.
There is parking space to the front of the garage.

## GARDEN
The garden includes a large sun terrace, lawn, low brick walls, trees and shrubs. There are two garden sheds.

## DIRECTIONS
from the village take Westmore Road (To the left of The Bakery Restaurant). Pass Wedgewoods, Redhouse Road and Grove road on the left, Crossways will be the next road on the left.

EPC Rating- D




Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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