



Ibbett Mosely

Ricketts Hill Road, Tatsfield, Surrey, TN16 2NA





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A deceptively spacious four bedroom detached chalet bungalow extended in recent years for the current owner, although there is some finishing work required the property can be immediately occupied.

Set back from the road with Tatsfield Green opposite the property also offers excellent living accommodation, a fitted Kitchen and three bath/shower rooms. There is a large garden offering a good degree of privacy.

## PRICE FREEHOLD

Guide Price £825,000

## LOCATION

In a semi-rural location about a mile from the village where there is a village shop, tea rooms, social club sub with post office, a public house, restaurant, village hall and well regarded primary school. Just outside of the village is the parish church and Park Wood Golf Club. There are many clubs and associations in the village providing activities for all ages.

A bus service passes the property and connects the village to Biggin Hill where there is a wider choice of shops including a Waitrose supermarket and a Tesco Express, the bus service also connects to Hayes, Orpington and Bromley all with stations to London.

There are other state and private schools in the area as well as sporting and recreational facilities.

Access to the M25 from junctions 4, 5 or 6 allow connections to other motorway networks, the Dartford River Crossing, Bluewater Shopping Centre, the Channel Tunnel and Gatwick and Heathrow Airports.

- Four Bedroom Two with En-Suite, One also with a Dressing Area
- Family Bathroom
- Lounge
- Open Plan Sitting Room, Dining Room and Fitted Kitchen
- Utility Room
- First Floor Cloakroom
- Gas Central Heating
- Double Glazing
- Garage and Parking
- Large Well Stocked Garden

## GROUND FLOOR

### ENTRANCE PORCH

With double glazed windows and door to the entrance hall.

### ENTRANCE HALL

With radiator in cabinet surround.

### OPEN PLAN SITTING/DINING ROOM AND FITTED KITCHEN

In the sitting area there are stairs to the first floor, glazed doors to the lounge, a modern log burning stove and tile-effect flooring. The dining area also has tiled flooring, radiator, linen cupboard with hot water cylinder, tiled flooring and door to the utility room.

The kitchen is fitted with a range of base and wall units, single drainer one and a half bowl stainless steel sink unit, Range cooker with extractor canopy over, part tiled walls, two double glazed skylight windows, double glazed window and door to the garden.

### UTILITY ROOM

With single drainer single bowl stainless







steel sink unit, plumbing for washing machine and space for appliances. Worcester gas boiler for central heating and hot water, double glazed skylight window, shelves and storage space in recess. Double glazed door to the garden.

### LOUNGE

With radiators, and double glazed picture windows and patio doors overlooking the terrace and garden

### BEDROOM ONE WITH DRESSING AREA

An L-shaped room with radiators, fitted wardrobe cupboards and double glazed patio door to the terrace and garden.

### EN-SUITE SHOWER ROOM

With shower cubicle, w.c. and hand basin with cupboards under. Mainly tiled walls, tiled flooring, extractor fan and chrome ladder style towel rail.

### BEDROOM TWO

With radiator and double glazed window.

### EN-SUITE SHOWER ROOM

With a walk in shower, w.c. and hand basin. part tiled walls, tiled flooring, extractor fan, ladder style towel rail, shaver socket and medicine cabinet.

### BEDROOM THREE

With radiator and double glazed window.

### BATHROOM

With enclosed bath with a mixer tap and hand spray, w.c. and hand basin with cupboard under. Chrome ladder style towel rail, tiled walls and flooring and extractor fan.

### FIRST FLOOR

### LANDING

With radiator, eaves cupboard and double glazed skylight window.







## CLOAKROOM

With w.c., hand basin and radiator.

NOTE: We are advised that some work is still required to be able to use the facilities.

## BEDROOM FOUR

With radiator, eaves storage cupboards, recessed shelves and double glazed skylight windows.

## OUTSIDE

## DOUBLE GARAGE

With up and over door, light, power and back door to a small enclosed yard for bin storage.

The drive from Ricketts Hill Road provides ample parking for a number of vehicles.

## THE GARDEN

Well secluded and set back from the road with an area of lawn, trees and shrubs. The back garden includes a large terrace, lawns, a small pond, herbaceous border, various specimen trees and shrubs, a garden shed and greenhouse.

NOTE: Some finishing work to the terrace is required.

## SERVICES

Mains gas, water, electricity and drainage.

## COUNCIL TAX

Tandridge District Council - Band "F"

## DIRECTIONS

From the village leave the Old Ship public house on the left and proceed down Ship Hill. At the crossroads turn left into Old Lane which then becomes Ricketts Hill Road.

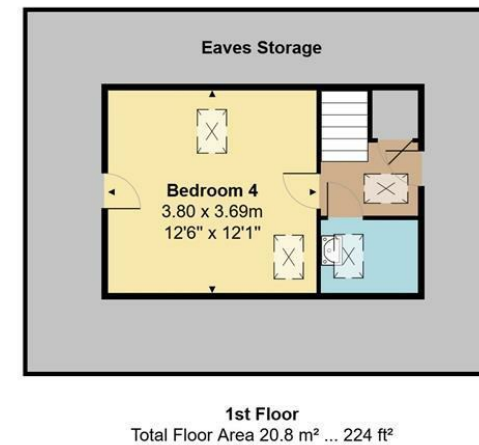
The property will be on the right just before Manor Road.





Ricketts Hill Road, Tatsfield, TN16

Total Floor Area: 181.6 m<sup>2</sup> ... 1955 ft<sup>2</sup> (excluding eaves storage)



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

**Westerham 01959 563265**

**EPC Rating- D**

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