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## Paynesfield Road, Tatsfield, TN16 2BG

### Price Range £750,000 Freehold

Situated in the Green Belt this individual detached four bedroom family house was built for the current owner and is now available free of onward chain

- Four Bedrooms
- Bathroom and En-Suite Shower Room
- Living Room
- Dining Room
- Kitchen
- Utility Room
- Cloakroom
- Oil Central Heating
- Garage, Workshop and In and Out Driveway
- Large Garden Extending to about 0.30 of an Acre

\*\*\* PRICE RANGE: £750,000 - £800,000 FREEHOLD  
\*\*\* NO ONWARD CHAIN \*\*\*

Available for the first time since being built for the current owner this individual detached four bedroom family home is located in a much sought after road within a short walk of the centre of the village. Now requiring some updating, but with potential for extending (Subject to planning), the property has brick and tile hung elevations under a tiled roof and has an in and out driveway.

#### LOCATION

Tatsfield is a much sought after village, but don't be fooled into thinking this is a sleepy village! Tatsfield boasts something like 38 clubs and numerous community activities, for a variety of age groups. Tatsfield also has a village shop, the Old Ship pub, the Bakery Restaurant, a village club with sub post office, a popular garage, allotments, a village hall and the primary school. Outside of the village you will find St Marys Church and Park Wood Golf Club. Oxted, Biggin Hill, Warlingham and Croydon for a wider choice of shops and Oxted, Woldingham and Upper Warlingham for trains to London. M25 junction 6 at Godstone.

#### GROUND FLOOR

##### ENTRANCE PORCH

With door to the entrance hall.

##### ENTRANCE HALL

With cupboard under the stairs and glazed double doors to the reception room.

##### CLOAKTOOM

With w.c., hand basin and radiator.

##### RECEPTION ROOM

With two radiators, wall light points, decorative surround to the fireplace with open grate. glazed double doors to the garden.

##### DINING ROOM

With radiator.

##### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and wall units, single drainer twin bowl sink unit, built in hob and oven, space for other appliances, plumbing for dish washer or washing machine. Part tiled walls, door to garage and arch to the utility area.

### UTILITY AREA

With sink unit, plumbing for a washing machine, oil boiler for central heating and hot water and wall cupboards.

### FIRST FLOOR

#### LANDING

With radiator, hatch to loft space and linen cupboard with hot water cylinder and shelving.

#### BEDROOM ONE

With radiator, dressing area and two wardrobe cupboards.

#### EN-SUITE SHOWER ROOM

With shower cubicle, w.c., and hand basin. Part tiled walls, radiator and extractor fan.

#### BEDROOM TWO

With radiator and wardrobe cupboards.

#### BEDROOM THREE

With radiator and wardrobe cupboard.

#### BEDROOM FOUR

With radiator.

#### BATHROOM

With enclosed bath with mixer tap and hand spray, w.c. and hand basin. Part tiled walls, radiator and shaver socket.

#### OUTSIDE

#### GARAGE

There is an attached garage with up and over and side doors, light and power. To the back of the garage is a WORKSHOP with light, power, work bench and door to the garden.

#### THE GARDEN

There is an in and out drive to the front of the house, side access to the back garden with a patio, lawns

and mature trees and shrubs. In total the garden extends to about 0.30 of an acre.

#### COUNCIL TAX

The property is in the Tandridge District and is in council tax band "G" for council tax payments.

#### SERVICES

Mains water, electricity and drainage are connected to the property.

#### NOTE

There is currently a Japanese knotweed treatment plan in place, the guarantee we understand can be passed over to the new buyers.

#### ROUTE TO VIEW

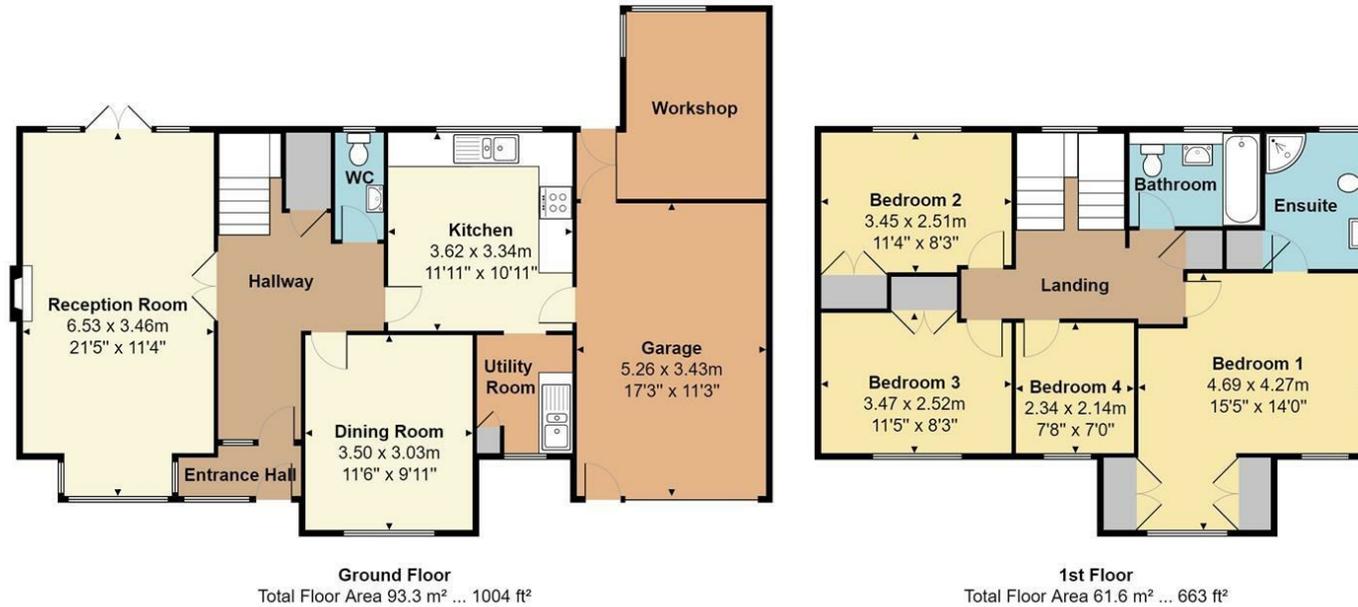
From the centre of the village Paynesfield Road will be found immediately adjoining The Old Ship Pub. leave the pub on your right and continue down the road, pass Crossways on the left and Johns Road on the right, the property will be found shortly after and is on the left.



# EPC Rating- E

Paynesfield Road, Tatsfield, TN16

Total Floor Area: 154.8 m<sup>2</sup> ... 1666 ft<sup>2</sup>



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

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