



33 Beadles Lane

Offers In Region Of £775,000

3 1 2



## ACCOMMODATION

The accommodation briefly comprises an entrance hall with oak flooring, a triple aspect living room with feature fireplace, dining room with panelled walls, a feature fireplace and oak flooring, a well-appointed kitchen/breakfast room with integrated appliances and a cloakroom to the ground floor whilst on the first floor there is a spacious landing with study area and fitted shelving, three double bedrooms and a recently renovated bathroom. Outside there are delightful well stocked gardens with the rear extending to well in excess of 100ft. In addition there is a detached garage. The property has double glazing, central heating and enjoys distant views towards the North Downs. Viewing comes highly recommended.

## LOCATION AND TRAVEL

Set in a quiet residential street just off Old Oxted High Street, which offers gastro pubs and character properties. Oxted town centre is 0.9 miles and offers a leisure complex with swimming pool, independent boutique cinema, theatre, pubs, restaurants, and a range of shops including Morrisons and Waitrose. Oxted town also boasts the ever-popular Master Park offering year-round events.

Junction 6 is approximately 2.6 miles away providing easy access to the M25 and Gatwick airport. Oxted mainline railway station is 0.9 miles away and provides fast trains to East Croydon (from 17 minutes) and London Bridge (from 33 minutes) and London Victoria (from 39 minutes).

## SCHOOLS

### *State -*

- St Marys Primary School, ages 4 to 11 years old
- Oxted School 11 to 19 years old.

### *Independent -*

- Hazelwood Nursery and Early Years, 3 months to reception.
- Hazelwood Upper School, Years 1 to 13 years old.

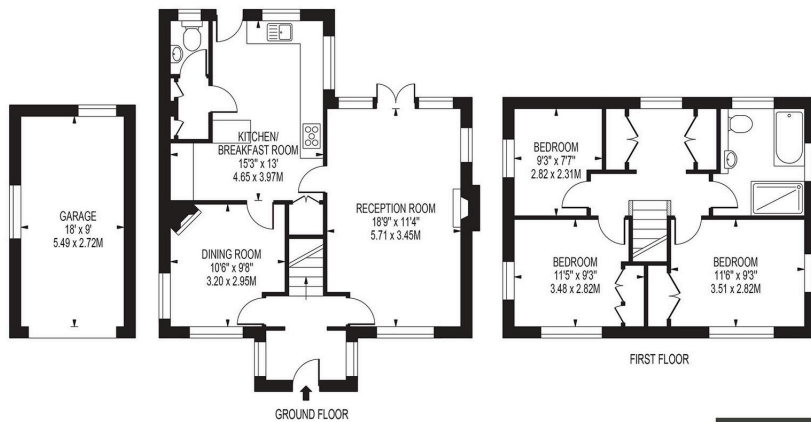
*All distances and timing are approximate*



## BEADLES LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1044 SQ FT - 96.99 SQ M  
(EXCLUDING GARAGE)

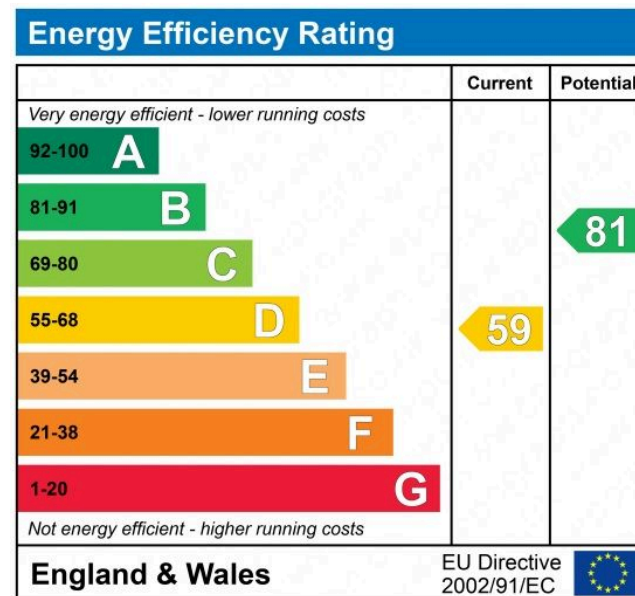
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 161 SQ FT - 14.93 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- 3 Bedroom Detached Family Home
- Detached Garage
- Long Garden
- Separate Dining Room
- Triple Aspect Reception Room
- 0.7 Miles To Tandridge Golf Club
- 0.9 Miles To Oxted Mainline Train Station
- EPC Rating
- Council Tax Band
- Tandridge District Council



DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents

