



**JOHNS ROAD**

**TATSFIELD NR WESTERHAM, KENT**

**Guide Price £550,000 Freehold**

**JACKSON-STOPS**



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### 3 LIMETREE MEWS, JOHNS ROAD, TATSFIELD NR WESTERHAM, KENT, TN16 2AP

A WELL PRESENTED MODERN THREE-BEDROOM, TWO-BATHROOM MID-TERRACE HOME, OFFERING SPACIOUS ACCOMMODATION OVER THREE FLOORS IN A PEACEFUL NO-THROUGH ROAD WITHIN THE SOUGHT-AFTER VILLAGE OF TATSFIELD.



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### DESCRIPTION

A wonderful opportunity to acquire this modern three-bedroom, two-bathroom mid-terrace home, offering well-proportioned and versatile accommodation arranged over three floors. Tucked away in a peaceful no-through road, the property enjoys a desirable setting within the popular village of Tatsfield.

The location is a particular highlight, with the village centre just a short distance away and offering a useful range of everyday amenities, including a general store, post office, restaurant and pub. Families are also well served, with Tatsfield Primary School nearby, along with well-regarded secondary schools including Charles Darwin School and Warlingham School. For commuters, Oxted railway station is approximately three miles away, providing direct services to both London Bridge and London Victoria.

On entering, the welcoming hallway leads to a convenient downstairs cloakroom and a fitted kitchen positioned at the front of the property. To the rear, a bright 17' sitting/dining room provides an excellent heart to the home, with French doors opening directly onto the garden. This versatile space is ideal for everyday family life, entertaining guests or simply relaxing with views over the garden.

The first-floor features two well-sized double bedrooms, served by a useful Jack & Jill shower room. The second floor is dedicated to a further double bedroom, complete with its own en suite bathroom, creating a private and comfortable principal bedroom suite.

Outside, the southerly facing rear garden is mainly laid to lawn and complemented by a generous terrace area, providing plenty of space for outdoor dining, seating and summer entertaining. A side gate offers vehicular access to the property's single garage.

Combining a flexible three-storey layout, attractive outdoor space and a convenient village location, this is an ideal home for families, professionals or those looking for additional space to work from home.

Offered CHAIN FREE, this is a well-presented and versatile property that deserves an early viewing.

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## FEATURES

- Entrance Hall with Downstairs Cloakroom
- 17' Sitting/Dining Room
- Kitchen
- Main Bedroom with En Suite Bathroom
- 2 Further Bedrooms
- Family Bathroom
- Southerly Facing Rear Garden
- Single Garage & Parking
- No Onward Chain

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## SITUATION

The popular village of Tatsfield benefits from a range of local amenities including a general store, popular primary school, post office, highly acclaimed restaurant and public house. Nearby Westerham has a pretty village green, a wide range of shopping facilities, antique shops and excellent restaurants. Oxted, (3.7 miles) has a variety of independent shops and cafes as well as a Waitrose, Morrisons, Leisure Centre and Everyman Independent Cinema. Biggin Hill, which also serves everyday shopping needs, is approximately (2.4 miles) distant. Tatsfield is surrounded by greenbelt countryside offering country walks and horse-riding facilities and has a range of leisure facilities including walking at Hill Park and golf at Park Wood Golf Club. There are various educational establishments in both the state and private sector, including Tatsfield primary, Charles Darwin, Warlingham and Oxted schools. Oxted railway station (4.1 miles) provides services to London Bridge and Victoria in approximately 40 minutes.

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## PROPERTY INFORMATION

- Services: Mains Services Connected.
- There is a service charge of £75.00 per month
- Local Authority: Tandridge District Council
- Council Tax band: E
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.



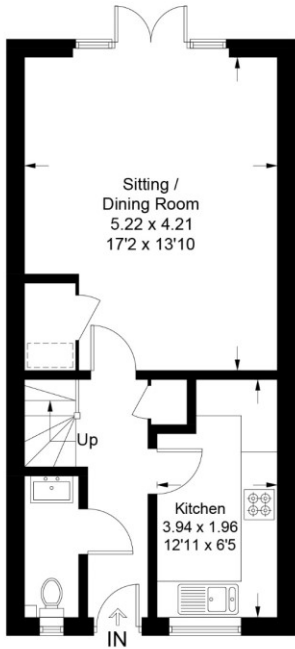
# IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

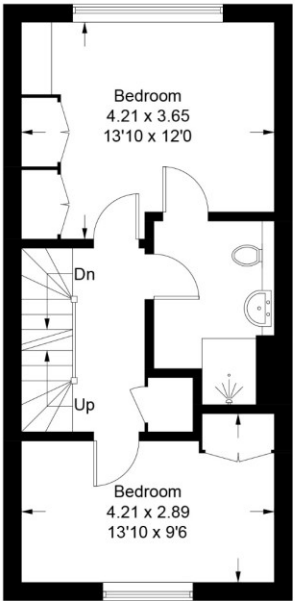
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

 = Reduced headroom below 1.5m / 5'0

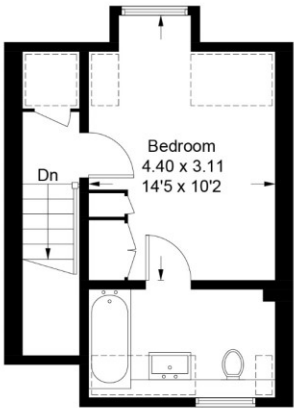
Approximate Gross Internal Area = 102.7 sq m / 1105 sq ft  
Garage = 12.7 sq m / 137 sq ft  
Total = 115.4 sq m / 1242 sq ft



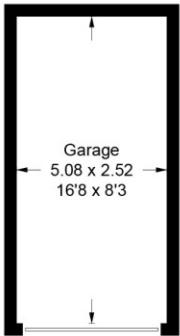
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1332782)  
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