

# Payne & Co.



## 3 Burwood House

West Hill Oxted RH8 9JA

£595,000

Leasehold

- Share of

£1,111



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West Hill Oxted RH8 9JA

£595,000



## Situation

Occupying a convenient position just off the A25 and close to Oxted's commuter railway station (London circa 35 mins) and Master Park. Oxted town centre, only 300m away, offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library.

The locality is well served for a wide range of state and private schools for children of all ages, together with sporting facilities including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).

## Location/Directions

For SatNav use: RH8 9JA. Heading east along the A25 the property is found on the right hand side just before the left hand turning, East Hill Road.

## To Be Sold

Arranged over two floors and with an impressive 1800sq ft of space, this apartment boasts a fabulous mezzanine that enables users of the dining room to enjoy far reaching wooded views through the sitting room's high level picture window, sitting room with (in part) double height space, south facing private patio, double garage and a Share of the Freehold. No onward chain.

## Front Door

Leading to;

## Hallway

Ceramic tiled flooring, radiator, airing cupboard (hot water tank and slatted shelf), entry phone, doors to;

## Kitchen

Side aspect double glazed window, range of eye and base level units, work surfaces with inset one and a half bowl sink with drainer and mixer tap, inset four ring Neff gas hob, integrated appliances of Neff dishwasher, De Dietrich twin ovens (with extractor over), Bosch fridge and Neff freezer, space and plumbing for washing machine, wall mounted Baxi boiler, ceramic tiled flooring.

## Family Bathroom

Three piece sanitary suite (comprising bath with mixer tap, pedestal wash hand basin, close coupled w.c.), tiled walls, radiator, extractor fan.

## Bedroom

Front aspect double glazed window, radiator, integral storage.

## Bedroom

Front aspect double glazed window, radiator, integral storage, door to;

## En-Suite Bathroom

Side aspect frosted double glazed window, five piece white sanitary suite (comprising pedestal wash hand basin with mixer tap, close coupled

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w.c., bidet, bath with mixer tap, shower enclosure with integrated controls).

### **Dining Room**

A mezzanine space with balustrade overlooking sitting room below, two side aspect double glazed windows, radiator, spiral stairs down to;

### **Study**

Two side aspect double glazed windows, radiator, door to (and double doors to sitting room);

### **Bedroom**

Side aspect double glazed window, radiator, integral storage, door to;

### **En-Suite Shower Room**

Three piece sanitary suite (comprising close coupled w.c, pedestal wash hand basin with mixer tap, shower enclosure with integrated controls), ceramic tiled flooring, extractor fan, radiator.

### **Sitting Room**

In part a double height space, rear aspect double glazed patio doors and high level double glazed picture windows, two radiators, decorative fireplace.

### **Outside**

The property includes a south facing private patio, complete with electrically operated folding sun canopy, and a double garage in a separate block of garages. There are also areas of communal gardens to the front and rear of the building that are laid to lawn.

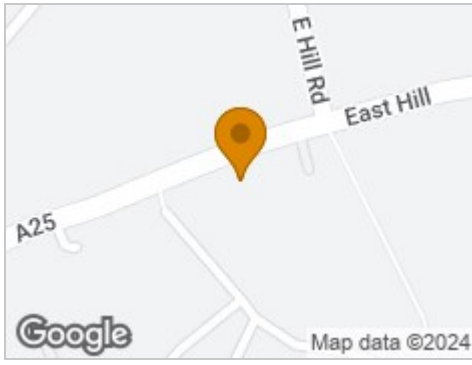
### **Notes**

- 1) The property comes with a Share of the Freehold.
- 2) Service charge demands for the current financial year are £2600.

### **Tandridge District Council Tax Band F**



## Road Map



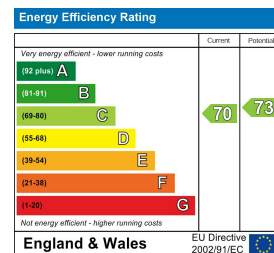
## Floor Plan



## Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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