

Payne & Co.



43 Park Road

Limpsfield Oxted RH8 0AN

Freehold

£1,150,000



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Situation

Positioned in a wonderful semi-rural location close to open countryside, yet within easy access of Oxted commuter railway stations and local main roads (A25 and M25).

Oxted town centre, less than 1km away, offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library. The commuter railway service to London from Oxted takes around 40 minutes.

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

Location/Directions

For SatNav use RH8 0AN.

Heading in an easterly direction on Bluehouse Lane take the left hand turn in Park Road and follow the road around the sharp right hand turn, continue for around 300m and No. 43 will be found on the left hand side.

To Be Sold

Coming to the market for the first time in a generation, this family home is found in one of Limpsfield's most desirable roads and enjoys far reaching rear views towards the North Downs. In need of some updating, the property also offers buyers the potential to extend, subject to gaining the necessary consents. The property is offered with no chain and is subject to a Grant of Probate being issued.

Front Door

Leading to;

Hallway

Radiator, understair cupboard, oak staircase to first floor, doors to;

Cloakroom

Side aspect frosted double glazed window, two piece white sanitary suite (comprising close coupled w.c., wash hand basin with storage below), radiator, vinyl flooring.

Sitting Room

Triple aspect double glazed windows, two radiators, brick and tile fireplace (with gas fire).

Dining Room

Rear aspect double glazed French doors, radiator, brick and tile fireplace.

Kitchen/Breakfast Room

Front and rear aspect double glazed windows, range of eye and base level units, work surfaces with inset twin bowl stainless steel sink, drainer and mixer tap, space for cooker (extractor over), spaces for washing machine and tall fridge freezer, wood effect vinyl flooring, radiator, door to;

Utility Room

Ceramic tiled flooring, stable door to conservatory, door to garage.

Garage

Side aspect window, up and over door, fuse board and electricity meter, wall mounted Worcester boiler.

Conservatory

Double glazed French doors, double glazed windows to

two sides, pitched double glazed roof with openers and ceramic tiled flooring.

First Floor Landing

Two front aspect double glazed windows, loft hatch, airing cupboard (hot water tank, slatted shelves), doors to;

Cloakroom

Front aspect frosted double glazed window, close coupled w.c., radiator.

Bathroom

Front aspect frosted double glazed window, three piece white sanitary suite (comprising bath, wash hand basin with mixer tap and storage below, shower enclosure with integrated controls), radiator/heated towel rail, tiled walls, ceiling spotlights.

Bedroom

Rear and side aspect double glazed windows, radiator.

Bedroom

Rear aspect double glazed window, radiator, integral storage.

Bedroom

Triple aspect double glazed windows, two radiators, integral storage.

Outside

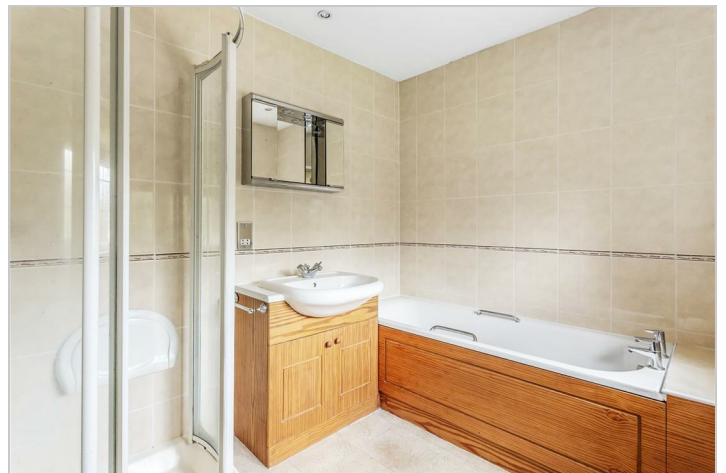
To the front of the property an attractive block paved footpath and driveway give access to the property and garage, with the remainder of this space given over to lawn and associated flower and shrub filled borders.

The rear garden, which is mainly laid to lawn, has hedge borders and close to the property shrub filled beds on both sides. A garden shed is present in the left hand corner. The length of the garden is just in excess of 40m.

Notes

The loft is not boarded. The loft has had sprayed foam insulation applied.

Tandridge District Council Tax Band G



Road Map



Hybrid Map



Terrain Map



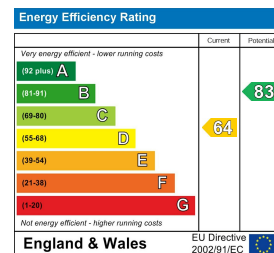
Floor Plan



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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