

# Payne & Co.



**37 Gordons Way**

Oxted RH8 0NA

**Freehold**

**£630,000**



# 37 Gordons Way

Oxted RH8 0NA

£630,000



## Situation

Oxted town centre offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. Both private and state junior schools together with Oxted School are present within the area. Sporting and recreational facilities are generally available within the district. For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

## Location/Directions

From our office proceed down Station Road West to the roundabout and turn right. Passing Master Park on your left, continue along Church Lane, proceed straight on into Barrow Green Road and under the railway bridge. Take the fourth turning on the right into Gordons Way, then pass Eastlands Way and Central Way on your right and No. 37 will be found after a short distance on your right hand side

## To Be Sold

An attractive 4 bedroom semi detached house with accommodation over three floors within a popular residential road and within walking distance of the town centre. The property offers great potential to extend (STPP) and benefits from ample off road parking.

## Entrance Hall

Laminate wood flooring, stairs to first floor.

## Sitting Room

Open fireplace with timber surround, bay window to front, wide opening to;

## Dining Room

Laminate flooring, French doors leading to rear garden.

## Kitchen

Sunken bowl with mixer tap, base drawers and cupboards, wall mounted cupboards, granite worktops, plumbing available for dishwasher, space for cooker, built-in pantry under stairs, door to;

## Rear Lobby

Plumbing available for washing machine, space for tumble dryer, space for fridge freezer, door to outside.

## Stairs to First Floor Landing

## Family Bathroom

White suite of enclosed bath with mixer tap and hand shower attachment, wall mounted shower over, vanity unit, w.c, chrome heated towel rail.

## Bedroom Two

Built-in storage cupboard under stairs, built-in wardrobe cupboard.

### **Bedroom Three**

Laminate wood flooring, outlook over rear garden, fitted cupboard housing Worcester gas fired central heating boiler.

### **Bedroom Four**

Natural wood flooring.

### **Stairs to Second Floor**

### **Bedroom One**

Two Velux windows, eaves storage cupboards.

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

Enclosed shower cubicle, velux window, pedestal wash basin, low suite w.c., chrome heated ladder towel rail.

### **Outside**

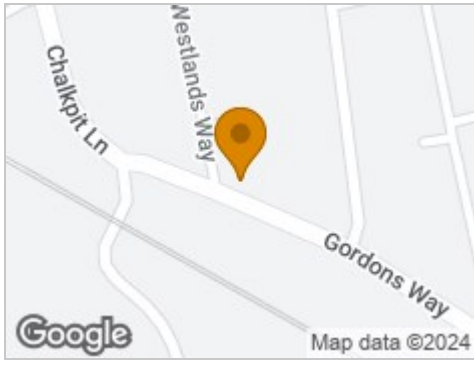
The front garden provides parking for two vehicles which leads to a detached garage with double opening front doors and rear personal door. There is a side passage way to the rear garden. This enjoys a paved patio which naturally

leads to an area of lawn which narrows to the far end. The property has boundary fencing and mature hedging.

**Tandridge District Council Tax Band E**



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.