

# Payne & Co.



**43 Westlands Way**

Oxted RH8 0NB

**Freehold**

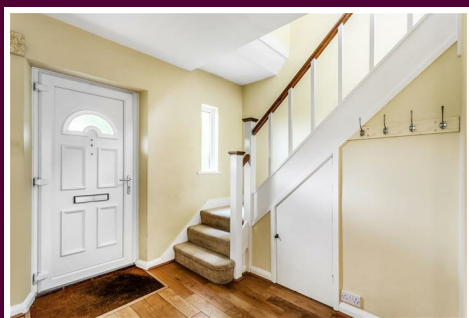
**£630,000**



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Oxted RH8 0NB

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## 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.

## Directions

Proceed down Station Road West to the roundabout and take the last exit. You will pass Master Park on your left, continue straight on under the bridge into Barrow Green Road. Take the fourth turning on the right into Gordons Way and you will then pass Eastlands Way and Central Way on your right and the next turning on the same side of the road is Westlands Way. Proceed up Westlands Way and the property will be found on your right hand side.

## To Be Sold

NO ONWARD CHAIN A well proportioned semi detached home offering potential for improvement and extending (STPP) located in a popular cu de sac and within comfortable walking distance to central Oxted and mainline station (London 35 minutes).

## Entrance Hall

Built in storage cupboard under stairs, stairs to first floor, laminate wood flooring.

## Cloakroom

Low suite w.c., corner wash hand basin.

## Lounge

Two shelved recesses, opening to:

## Dining Room

Serving hatch to kitchen, door leading to rear garden.

## Kitchen

Single bowl single drainer stainless steel sink unit, base drawers and cupboards, wall mounted cupboards, plumbing available for washing machine, four ring gas hob with cooker hood above, free standing fridge freezer, built in pantry, tiled flooring, wall mounted gas fired central heating boiler, door to side covered area.

## Stairs to First Floor Landing

Built-in airing cupboard, built in shelved cupboard, trap to loft.

## Bedroom One

Built-in double wardrobe cupboard.

## Bedroom Two

Built-in double wardrobe cupboard.

## Bedroom Three

Built-in wardrobe cupboard.

## Bathroom

White suite of enclosed bath with shower above, low suite w.c., pedestal wash basin, heated towel rail, tiled walls.

## Outside

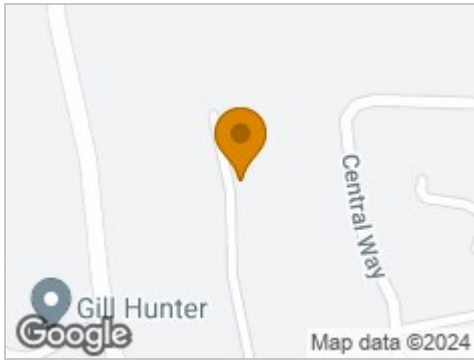
The front garden is predominantly lawn with boundary hedging and a central path to the front door. The front garden would be large enough to create off road parking if required and the kerb would need to be 'dropped', subject to the necessary consents. From the front garden is a side passageway which is covered is an ideal area for storage which provides access to a built in storage cupboard and large garden store with electric light and power.

The rear garden is of good proportions with patio leading to a large expanse of lawn. there is both boundary fencing and mature hedging which provides a good level of seclusion from neighbouring properties.

## Tandridge District Council Tax Band E



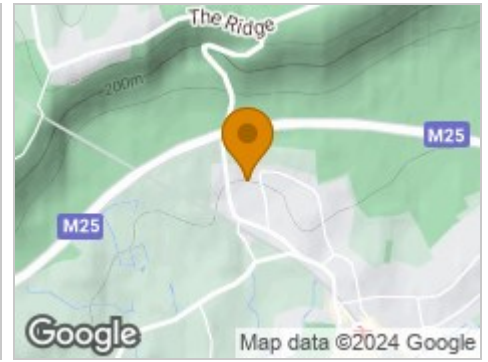
## Road Map



## Hybrid Map



## Terrain Map



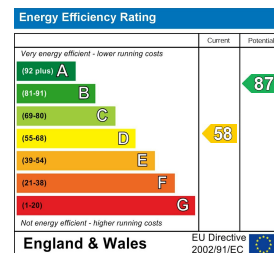
## Floor Plan



## 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



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