

Payne & Co.



16 Padbrook

Limpsfield RH8 ODW

Freehold

£499,950



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Situation

On a popular residential development on the outskirts of Limpsfield Village and within a short walk of general store, public house, church and tennis/squash club. Oxted town centre offering a wider range of facilities including station with regular commuter service to East Croydon and London within one mile. Access to the M25 motorway (junction 6) is within 4.5 miles.

Location/Directions

On the A25 heading east turn left into Detillens Lane. Padbrook is the first right hand turn after 360m. Follow the road to the far end and the property will be found on the right hand side.

To Be Sold

Offered to the market with vacant possession this home is situated in an a quiet no through road on this ever popular development. Further benefits include conservatory and garage in a nearby block.

Front Door

Leading to;

Hallway

Radiator, stairs to first floor, doors to;

Kitchen

Front aspect double glazed window, range of eye and base level units, stone effect work surfaces, circular stainless steel sink with mixer tap and

circular drainer, inset four ring gas hob with extractor over and oven below, space and plumbing for washing machine, space for tall fridge freezer, integrated dishwasher, Valliant boiler (within cupboard), ceramic tiled flooring, tiled splashbacks, ceiling spotlights.

Lounge/Dining Room

Rear aspect double glazed window and door (to conservatory), two radiators, understair cupboard.

Conservatory

Pitched double glazed roof over double glazed windows on three sides, ceramic tiled flooring, radiator, power points.

First Floor Landing

Loft hatch, airing cupboard (hot water tank and slatted shelf).

Bathroom

Front aspect double glazed frosted window, three piece white sanitary suite (comprising shower-bath with wall mounted Aqualisa shower and curved glass screen and mixer tap, close coupled WC with button flush, wash hand basin with mixer tap and storage below), heated towel rail, ceramic tiled flooring, tiled walls, ceiling spotlights.

Bedroom

Front aspect double glazed window, radiator, fitted wardrobes.

Bedroom

Two rear aspect double glazed windows, two radiators, fitted wardrobes and drawers.

Outside

The rear garden is accessed from the conservatory, leading directly to a paved patio, beyond which a lawned area is found. This fenced enclosed space also benefits from rear pedestrian access via a private alleyway.

A single garage is present in a nearby block and can also be accessed on foot via the rear alleyway.

Tandridge District Council Tax Band E



Road Map



Hybrid Map



Terrain Map



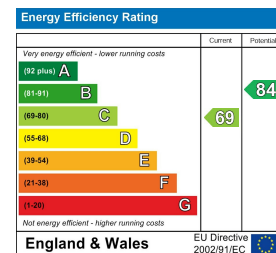
Floor Plan



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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