

Payne & Co.



11 Chalkpit Lane

Oxted RH8 ONF

Freehold

£825,000



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Situation

Oxted town centre, a ten minute walk away, 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

For SatNav use: RH8 Heading north on Chalkpit Lane the property is found on the corner of Chalkpit Lane and Hamfield Close on the left hand side.

To Be Sold

Conveniently situated for Oxted town centre this 1930's family home offers three double bedrooms, three receptions, bathroom and shower room, off road parking and mature gardens.

Front Door

Leading to;

Hallway

Wood effect flooring, radiator, understair

cupboard (gas and electricity meters & fuse board), stairs to first floor, doors to;

Sitting Room

Front aspect double glazed bay window and side aspect double glazed window, radiator, feature fireplace of log burning stove and tiled hearth with wooden mantle.

Dining Room

Side aspect double glazed window, radiator, wood effect flooring, large cupboard (with modern Ideal boiler), archways to;

Snug

Side aspect double glazed patio doors, radiator.

Kitchen

Two side aspect double glazed windows and side aspect double glazed door, range of eye and base level units, black granite effect work surfaces with inset stainless steel sink, drainer and mixer tap, inset four ring Siemens induction hob with extractor over, twin Siemens ovens, integrated appliances of fridge and freezer, wall mounted boiler within cupboard, ceiling spotlights, ceramic tiled flooring, radiator.

First Floor Landing

Side aspect double glazed window, two loft hatches, airing cupboard (slatted shelves and hot water tank), doors to;

Bedroom

Twin aspect double glazed windows, radiator, fitted wardrobes and dressing table, cupboard storage (shelf and hanging rail).

Bedroom

Side aspect double glazed window, radiator, fitted wardrobes.

Bedroom

Side aspect double glazed window, radiator, fitted wardrobes and drawers.

Bathroom

Side aspect frost double glazed window, three piece white sanitary suite (comprising bath with mixer tap and hand held shower attachment and glass shower screen, close coupled W.C. with dual flush, wash hand basin with mixer tap and storage below), tiled walls, tile effect vinyl flooring, ceiling spotlights, chrome heated towel rail.

Shower Room

Side aspect frosted double glazed window, three piece white sanitary suite (comprising shower enclosure with wall mounted Triton shower, close coupled W.C. with dual flush, wash hand basin with mixer tap and storage below), radiator, ceramic tiled flooring, tiled walls, extractor, ceiling spotlights.

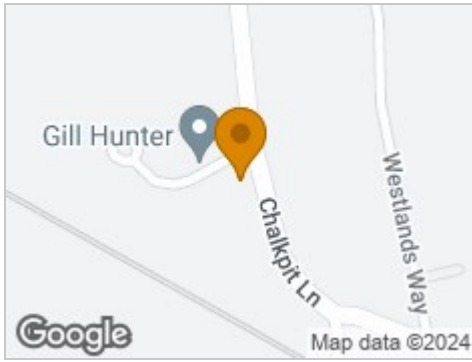
Outside

Occupying a plot of circa 0.15 acre, the property benefits from off road parking for two cars leading up to the detached garage (prefab). The remainder of the outside space comprises established and attractive gardens of lawn with associated shrub and flower beds. A sunny patio is also found on the southern side together with a summerhouse (complete with power) in the south-eastern corner.

Tandridge District Council Tax Band



Road Map



Hybrid Map



Terrain Map



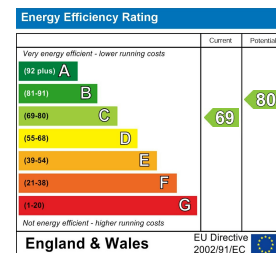
Floor Plan



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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